



Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING  
CITY HALL  
TUESDAY, SEPTEMBER 4, 2012  
6:00 O'CLOCK P.M.**

**I. Meeting Called to Order**

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

**II. Unfinished Business Requiring Council Action**

- A. Second Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2012, AN ORDINANCE AUTHORIZING THE RECEIPT BY THE CITY OF COLUMBUS OF ADDITIONAL STATE REVOLVING LOAN FUND (SRF) ASSISTANCE IN THE FORM OF A FORGIVABLE LOAN FOR THE PROJECT AUTHORIZED BY ORDINANCE NO. 17, 2009, RELATED TO THE CITY'S SEWAGE WORKS AND OTHER RELATED MATTERS." Keith Reeves.
- B. Second Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2012, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "RE" (RESIDENTIAL: ESTABLISHED) TO "P" (PUBLIC SEMI-PUBLIC FACILITIES)." (Columbus Free Methodist Church Rezoning). Jeff Bergman.

**III. New Business Requiring Council Action**

- A. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_\_, 2012, RESOLUTION AUTHORIZING THE MAYOR AND THE CLERK-TREASURER TO EXECUTE STATEMENT OF BENEFIT FORMS IN CONJUNCTION WITH AN APPLICATION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1-7." (Nagakura Engineering Works Co., Inc.) Mary Ferdon.

- B. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_\_, 2012, RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON WOODLAND ASSOCIATES, LLC." Mary Ferdon.
- C. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_\_, 2012, RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO SUPPORT DESIGNATION OF AN ARTS AND CULTURAL DISTRICT IN DOWNTOWN COLUMBUS TO BE NAMED THE COLUMBUS ARTS DISTRICT." Mary Ferdon.
- D. Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2012, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2012." Luann Welmer.
- E. First Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2012, AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2013." Jeff Logston.
- F. First Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2012, AN ORDINANCE SETTING THE SALARIES OF ELECTED OFFICIALS FOR THE YEAR 2013." Jeff Logston.

#### **IV. Other Business**

- A. Standing Committee and Liaison Reports
- B. Discussion Items:
  - 2013 Budget – Jeff Logston
- C. Next regular meeting is scheduled for Tuesday, **September 18, 2012 at 6:00 o'clock P.M. in City Hall.**
- D. Adjournment.



## **COLUMBUS CITY UTILITIES**

1111 McClure Road  
P.O. Box 1987  
Columbus, IN 47202-1987

812-372-8861  
812-376-2427 FAX  
[www.columbusutilities.org](http://www.columbusutilities.org)

August 13, 2012

To: Mayor Kristen Brown and  
Members of the Columbus City Council

From: Keith Reeves  
Director

RE: State Revolving Fund Grant

I am presenting the following ordinance for your consideration, authorizing the City of Columbus, through the City Utilities to receive grant monies, in the form of a forgivable loan from the Indiana State Revolving Fund (SRF).

The Utilities financed most of its recent improvements through the SRF. The last and largest bonds were for the new wastewater treatment plant. That project also included a four million dollar grant from the American Recovery and Rehabilitation Act (ARRA). The grant had certain requirements, the most notable being the Buy-American provision. Though only four of the fifty two million dollar bond issue was grant money, the entire project had to meet the Buy-American provisions.

The construction of the wastewater plant went very well and funds that were borrowed for expected change orders were never used. They were repurposed to the next most important project on our capital plan which was the rehabilitation of sewers and a sewage pump station serving the Walesboro area. Approximately \$3.2 million dollars were repurposed to this project and \$300,000 of our normal revenue funds were used to make up the difference. Because we are using money from the original bond issue this work has to meet all of the original requirements of the ARRA.

Elsewhere in Indiana, other communities were having difficulties meeting the requirements of their ARRA grants and ultimately the Indiana Finance Authority had to rescind their grants. The SRF has chosen to redistribute these funds to existing grant recipients and that is the purpose of the ordinance before you tonight. If passed, this ordinance will reduce our need for local contribution by \$43,200 and will not create any additional burdens in documentation or restrictions in purchasing.

The Utility Service Board will consider this ordinance at its meeting of August 16<sup>th</sup>. I anticipate that it will ask the Council to approve this plan and will report their recommendations at the next meeting.

**ORDINANCE NO. \_\_\_\_\_, 2012**

**AN ORDINANCE AUTHORIZING THE RECEIPT BY THE CITY OF COLUMBUS OF ADDITIONAL STATE REVOLVING LOAN FUND (SRF) ASSISTANCE IN THE FORM OF A FORGIVABLE LOAN FOR THE PROJECT AUTHORIZED BY ORDINANCE NO. 17, 2009, RELATED TO THE CITY'S SEWAGE WORKS AND OTHER RELATED MATTERS**

**WHEREAS**, the City of Columbus, Indiana (the "City"), is the owner of and operates a sewage works system (the "Sewage Works"), by and through its Utility Service Board (the "Board"), for the collection and treatment of sewage and other wastes pursuant to the provisions of Indiana Code 36-9-23, as amended (the "Act"); and

**WHEREAS**, at the Board's request, the Common Council of the City (the "Council") authorized certain improvements and extensions to the Sewage Works pursuant to its Ordinance No. 17, 2009 adopted April 21, 2009 (the "Project") and is undertaking such Project; and

**WHEREAS**, the Indiana Finance Authority (the "Authority") pursuant to the provisions of Indiana Code 4-4-11 and 13-18-13 will make \$43,200 of additional financial assistance available to the City on a forgivable loan basis by means of the City (a) issuing a net revenue note subordinate in all respects to any existing or future indebtedness of the Sewage Works (the "Note") and (b) entering into an amendment (the "First Amendment") to its Financial Assistance Agreement between the City and the Authority pertaining to the Project and the financing thereof dated May 29, 2009 (the "Prior Financial Assistance Agreement," as amended by the First Amendment, collectively, the "Amended Financial Assistance Agreement"); and

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, AS FOLLOWS:**

In accordance with the Act for the purpose of providing funds with which to pay costs of the Project, the City shall issue and sell its sewage works net revenue note in the aggregate principal amount not to exceed Forty-three Thousand Two Hundred Dollars (\$43,200) (the "Note"), which Note shall be issued and rank on a junior basis and subordinate to any and all prior or future indebtedness of the City's Sewage Works. The Notes shall be (A) issued in the denomination of One Dollar (\$1) and any integral multiple thereof; (B) bear interest at a rate of zero percent (0%) per annum; (C) mature on April 15, 2013 subject to the terms of loan forgiveness as provided in the Amended Financial Assistance Agreement; and (D) sold to the Authority as provided in the Amended Financial Assistance Agreement. The form of the First Amendment and the Note are attached hereto as Exhibit A and approved in the form attached.

The Mayor and Clerk-Treasurer of the City, and either of them, is hereby authorized and directed to do and perform all acts and execute in the name of the City all such instruments, documents, papers or certificates which are necessary, desirable or appropriate to carry out the transactions contemplated by this Ordinance (including entering into the First Amendment and



issuing the Note) in such forms as they same shall deem proper, to be conclusively evidenced by the execution thereof.

This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor of the City.

Passed and adopted by the Common Council of the City of Columbus, Indiana, on the \_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Presiding Officer  
Kristen Brown, Mayor

**ATTEST:**

\_\_\_\_\_  
Luann Welmer, Clerk-Treasurer

Presented by me to the Mayor of the City of Columbus on the \_\_\_\_ day of \_\_\_\_\_, 2012, at the hour of \_\_:\_\_ \_\_.m.

\_\_\_\_\_  
Luann Welmer, Clerk-Treasurer

This Ordinance approved and signed by me on the \_\_\_\_ day of \_\_\_\_\_, 2012, at the hour of \_\_:\_\_ \_\_.m.

\_\_\_\_\_  
Kristen Brown, Mayor

## EXHIBIT A

### STATE OF INDIANA WASTEWATER REVOLVING LOAN PROGRAM

**FIRST AMENDMENT TO FINANCIAL ASSISTANCE AGREEMENT** ("First Amendment") originally made as of the 29th day of May 2009 by and between the Indiana Finance Authority (the "Finance Authority"), a body politic and corporate, not a state agency but an independent instrumentality of the State of Indiana (the "State") and the City of Columbus, Indiana (the "Participant"), a political subdivision as defined in I.C. 13-11-2-164 and existing under I.C. 36-5, and now amended as of the \_\_\_\_ day of \_\_\_\_\_, 2012, witnesseth:

**WHEREAS**, the Participant has previously entered into a Financial Assistance Agreement with the Finance Authority, dated as of May 29, 2009 (the "Prior Agreement" and as amended by this First Amendment, the "Agreement"), to borrow money from the SRF Program to construct and acquire a Project (with such capitalized term and other capitalized terms used herein, to be ascribed their meanings as described and defined in the Prior Agreement); and

**WHEREAS**, by this First Amendment, the Finance Authority and the Participant undertake to amend the Prior Agreement to document that the Finance Authority is making additional financial assistance available for the Project as hereinafter provided.

**NOW THEREFORE**, in consideration of the mutual covenants set forth in the Agreement as amended herein, the Finance Authority and the Participant agree as follows:

**Section 1.** The parties affirm, and incorporate as the basis for this First Amendment, the matters set forth in the foregoing recitals. The parties affirm and ratify all of the terms and conditions of the Prior Agreement except as amended herein. The Agreement as amended hereby shall be deemed to have been the agreement of the parties since the date of the Prior Agreement. All capitalized terms set forth in this First Amendment (including in the foregoing recitals), and not otherwise defined herein, shall have the meaning ascribed to them as set forth in the Prior Agreement, together with the following terms:

**"Loan Forgiveness"** shall mean the forgiveness and discharge of the Net Revenue Note as provided by Section 2 herein to the extent permitted by the American Recovery and Reinvestment Act.

**"Net Revenue Note"** shall mean a note of the Political Subdivision payable solely from legally available net revenue of the Treatment Works which note shall be in the form attached hereto as Exhibit A and shall be subject to Loan Forgiveness.

**Section 2.** The Finance Authority agrees to Loan an amount not to exceed Forty Three Thousand Two Hundred Dollars (\$43,200) in aggregate principal amount to the Participant as Financial Assistance in addition to that provided for in the Prior Agreement to pay for the

Eligible Costs of the Project on, and subject to, the terms and conditions contained in the Agreement. The Loan shall be funded solely from unallocated and available proceeds of the 2009 Recovery Grant. The Loan is evidenced by the Net Revenue Note executed and delivered by the Participant contemporaneously herewith. The Net Revenue Note will (a) bear interest at the per annum rate of zero percent (0%), (b) be in the aggregate principal amount of Forty Three Thousand Two Hundred Dollars (\$43,200) and (c) will mature on April 15, 2013; *provided however*, the principal maturity of the Net Revenue Note is subject to Loan Forgiveness (which evidences the Loan made hereunder) and shall be deemed forgiven and discharged on April 15, 2013 to the extent permitted by the American Recovery and Reinvestment Act; *provided further* that there is not then existing any default under the Agreement and the Participant has otherwise complied with the terms and conditions of the Agreement.

**Section 3.** The parties hereby incorporate the provisions of Article V of the Prior Agreement to make such applicable to this First Amendment as if such were set forth in this Section referencing this First Amendment.

[THE REMAINDER OF THIS PAGE HAS  
BEEN INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed by their duly authorized officers or officials, all as of the date first above written.

**CITY OF COLUMBUS, INDIANA**

“Participant”

By: \_\_\_\_\_  
Kristen Brown, Mayor

**INDIANA FINANCE AUTHORITY**

“Finance Authority”

By: \_\_\_\_\_  
James P. McGoff  
Director of Environmental Programs

Attested by Finance Authority Staff:

Attest: \_\_\_\_\_  
Luann Welmer  
City of Columbus, Clerk-Treasurer

By: \_\_\_\_\_



**EXHIBIT A**  
**Net Revenue Note**

NO. 1

**UNITED STATES OF AMERICA**  
**STATE OF INDIANA**  
**CITY OF COLUMBUS, INDIANA**  
**SEWAGE WORKS NET REVENUE NOTE (TAXABLE)**

The City of Columbus (the "City"), in Bartholomew County, State of Indiana, a municipal corporation organized under the laws of the State of Indiana, acknowledges itself indebted and for value received hereby promises to pay, from the source and as hereinafter provided, the Indiana Finance Authority, Indianapolis, Indiana, or registered assigns, upon presentation on April 15, 2013, the principal sum of \$43,200, or so much thereof as may be advanced from time to time and be outstanding as evidenced by the records of the registered owner making payment for this note ("Note") or its assigns, unless redeemed prior to maturity as hereafter provided or forgiven as provided below. Interest on this Note is at the rate of 0% per annum. The principal of this Note shall be payable in such coin or currency of the United States of America as at the time of payment is legal tender for the payment of public and private debts. Principal on this Note shall be paid by wire transfer to the registered owner hereof.

This Note is the only one of an authorized issue of notes of the City and is issued under and pursuant to the provisions of IC 4-4-11, IC 13-18-13 and IC 36-9-23 (collectively, "Act"), and under and in accordance with a bond ordinance of the City adopted \_\_\_\_\_, 2012 ("Ordinance"), for the purpose of financing the costs in connection with the construction of additions, extensions and improvements to the sewage works system. This Note is a limited obligation of the City payable solely from and in anticipation of legally available net revenues of the sewage works of the City, if any, after the payment of all indebtedness (now or hereafter existing), to which Note is subordinate in all respects, provided that the principal of this Note is subject to, and may be forgiven pursuant to, the terms of the Loan Forgiveness set forth in the Financial Assistance Agreement. This Note is not a general obligation of the City and neither the full faith and credit nor the taxing power of the City is pledged to the payment of the principal of or the interest on this Note.

Reference to the Ordinance and any and all modifications and amendments thereto and to the Act is hereby made for a description of the nature and extent of the security for this Note, the nature, extent and manner of enforcement of the pledge, the rights and remedies of the owner of this Note and the terms and conditions upon which this Note is issued and secured.

It is hereby certified and recited that all conditions, acts and things required by the constitution or statutes of the State of Indiana or the Ordinance to exist, to have happened or to have been performed precedent to or in the issuance of this Note exist, have happened and have been performed and that the issuance of this Note, together with all other indebtedness of the City, is within every debt limit and other limit prescribed by said constitution or statutes.

**IN WITNESS WHEREOF**, the City of Columbus, in Bartholomew County, State of Indiana, has caused this Note to be executed in its corporate name and on its behalf by the

manual or facsimile signature of its Mayor, its corporate seal or a facsimile thereof to be hereunto affixed and attested by the manual or facsimile signature of its Clerk-Treasurer.

**CITY OF COLUMBUS, INDIANA**

By: \_\_\_\_\_  
Kristen Brown, Mayor

(SEAL)

**ATTEST:**

\_\_\_\_\_  
Luann Welmer, City of Columbus Clerk-Treasurer



## MEMORANDUM

**TO:** Columbus City Council Members

**FROM:** Jeff Bergman, AICP  
on behalf of the Columbus Plan Commission

**DATE:** August 13, 2012

**RE:** RZ-12-04 (*Columbus Free Methodist Church Rezoning*)

At its August 8, 2012 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 10 in favor and 0 opposed.

The Columbus Free Methodist Church has, over time, acquired several other properties within the same city block as the church facility and now proposes to rezone the church itself and those additional properties to "P" (Public / Semi-public Facilities) for the purpose of constructing church parking lots. The church is located at 1511 22<sup>nd</sup> Street and the properties subject to this rezoning request are within the block bounded by Maple, Elm, 21<sup>st</sup>, and 22<sup>nd</sup> Streets. The properties are currently zoned "RE" (Residential: Established).

No members of the public spoke against this request at the Plan Commission meeting.

The following items of information are attached to this memo for your consideration:

1. The proposed ordinance approving the rezoning,
2. The resolution certifying the action of the Plan Commission (signatures have yet to be obtained from the Plan Commission officers),
3. A copy of the Plan Commission staff report,
4. A drawing of the proposed parking lots in the area to be rezoned provided by the church, and
5. A location map.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: \_\_\_\_\_, 2012

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY  
FROM "RE" (RESIDENTIAL: ESTABLISHED)  
TO "P" (PUBLIC / SEMI-PUBLIC FACILITIES)**

**To be known as the: Columbus Free Methodist Church Rezoning  
Plan Commission Case No.: RZ-12-04**

**WHEREAS**, this rezoning was requested by the Columbus Free Methodist Church and includes the consent of all owners of the subject property; and

**WHEREAS**, the Columbus Plan Commission did, on August 8, 2012, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

**NOW THEREFORE BE IT ORDAINED** by the Common Council of the City of Columbus, Indiana, as follows:

**SECTION 1: Official Zoning Map**

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "RE" (Residential: Established) to "P" (Public / Semi-public Facilities):

*Lots 2A and 10A in Edward M. Snively's Addition Replat as recorded in Plat Book "R",  
Page 218C in the Office of the Recorder of Bartholomew County, Indiana.*

**SECTION 2: Condition(s)**

No conditions are attached to this rezoning.

**SECTION 3: Repealer**

All ordinances or parts thereof in conflict with this Ordinance shall be repealed to the extent of such conflict.

**SECTION 4: Severability**

If any provision, or the application of any provision, of this Ordinance is held unconstitutional or invalid the remainder of the Ordinance, or the application of such provision to other circumstances, shall be unaffected.

**SECTION 5: Effective Date**

This Ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.



) **ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of  
) \_\_\_\_\_, 2012 at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_, 2012 at  
\_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
Kristen S. Brown  
Mayor of the City of Columbus, Indiana

**RESOLUTION: RZ-12-04**

**of the City of Columbus, Indiana Plan Commission**

regarding

**Case number RZ-12-04**

**(Columbus Free Methodist Church),**

**a proposal to rezone +/-1.33 acres from RE (Residential: Established)**

**to P (Public / Semi-public Facilities)**

**WHEREAS**, the Plan Commission has received the application referenced above from the Columbus Free Methodist Church (via the Free Methodist Church of North America); and

**WHEREAS**, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

**WHEREAS**, the Plan Commission did, on August 8, 2012, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

**WHEREAS**, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

**WHEREAS**, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

**NOW THEREFORE BE IT RESOLVED**, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 1.33 acres located east of Maple Street between 21<sup>st</sup> and 22<sup>nd</sup> Streets) is forwarded to the Common Council with a favorable recommendation.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 8th DAY OF, AUGUST 2012 BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.**

\_\_\_\_\_  
Roger Lang, President

**ATTEST:**

\_\_\_\_\_  
David L. Hayward, Secretary

Prepared by the City of Columbus - Bartholomew County Planning Department  
Jeffrey R. Bergman, AICP #014602 – Planning Director



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (August 8, 2012 Meeting)

**Docket No. / Project Title:** RZ-12-04 & DP-12-18 (Columbus Free Methodist Church)

**Staff:** Derek Naber

**Applicant:** Columbus Free Methodist Church  
(Free Methodist Church of North America)

**Property Size:** Property A: 1 Acre  
Property B: 15,479 square feet

**Current Zoning:** RE (Residential: Established)

**Proposed Zoning:** P (Public / Semi-Public Facilities)

**Location:** Property A: 1511 22<sup>nd</sup> Street, in the City of Columbus  
Property B: 2126 Elm Street, in the City of Columbus

#### Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of placing an existing church in a zoning district which is more consistent to its use and to facilitate the development of two new parking lots.

The applicant has also indicated that the proposed site development plan is for the purpose of establishing a parking lot on the existing church property (Property A) and a parking lot on a vacant lot (Property B) adjacent to the church property. The church has been at this location since 1947. Beginning in the 1990's the church began acquiring other properties in the same block and demolishing the homes and businesses located on them. These properties have been used informally for church parking. The church is now ready to construct parking lots on these properties.

The applicant is proposing the following waiver(s) and/or modification(s) from the zoning ordinance development standards that would typically apply to this development:

1. A modification from Zoning Ordinance Section 8.2 (Table 8.3) to remove the buffer yard type B requirement along two 100 foot segments along the east property line of Property A.
2. A modification from Zoning Ordinance Section 8.2 (Table 8.3) to reduce the buffer yard width from 25 feet to 5 feet along the north and south property lines for Property B.
3. A modification from Zoning Ordinance Section 7.3 (Part 2)(A) to remove the requirement of installing a sidewalk for Property B along Elm Street.
4. A modification from Zoning Ordinance Section 7.1 (Table 7.3) in order to provide no handicap accessible parking spaces, 2 fewer than required for Property B.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Do the requested modifications meet the criteria established by the Zoning Ordinance?
2. Are the proposed parking lot / buffer proposals at 1511 22nd Street and 2126 Elm Street appropriate in this neighborhood setting?

3. What is the correct balance between providing adequate parking and maintaining the viability of an existing church facility and preserving the residential character of the neighborhood?
4. Is installing a short segment of new sidewalk appropriate along a sidewalk-less street in an otherwise walkable neighborhood?

### **Preliminary Staff Recommendation (Rezoning):**

Favorable Recommendation to City Council.

### **Plan Commission Options (Rezoning):**

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may attach conditions to any recommendation which are to become written commitments of the applicant. The City Council makes all final decisions regarding rezoning applications.

### **Decision Criteria (Rezoning):**

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

#### **The Comprehensive Plan.**

*Preliminary Staff Comments:* The Comprehensive Plan encourages the community to maintain and enhance the character of their neighborhoods. The Comprehensive Plan further encourages infill development within the community which is to-scale to the surrounding area and does not provide excessive amounts of parking.

#### **The current conditions and the character of current structures and uses in each district.**

*Preliminary Staff Comments:* Property A features an existing church, gravel parking lot, and an existing garage. Property B features an existing gravel parking lot and no notable site features.

#### **The most desirable use for which the land in each district is adapted.**

*Preliminary Staff Comments:* Property A features an existing neighborhood church which has served at this location since 1947. Property B, which has no notable site features, is across the alley from the existing church. Both properties are featured within the central neighborhood of Columbus where all of the surrounding properties are used for single-family residential. A church within a residential neighborhood can serve as a benefit to the area as a result of many of its services being within such a short traveling distance to many homes.

#### **The conservation of property values throughout the jurisdiction of the City of Columbus.**

*Preliminary Staff Comments:* Currently, the church has few available on-site parking spaces for their facility. While the removal of structures would result in a loss of activity within the immediate neighborhood, the allowance of a parking facility would relieve parking congestion to the area while also encouraging the church to stay at its current location as an asset to the community and neighborhood.

#### **Responsible growth and development.**

*Preliminary Staff Comments:* The existing church, which is proposing new parking areas, is providing only the minimal amount of parking they would be required if this was new construction. Further, by facilitating the development of a new parking facility for the church, it would encourage the church to stay as an asset to the surrounding neighborhood.

### **Plan Commission Decision Criteria (Site Development Plan):**

The Columbus Zoning Ordinance requires that the Plan Commission consider (1) compliance with the applicable development standards established by the Zoning Ordinance and (2) the general standards listed below in the review of site development plans (Section 12.8(E)).



1. The proposed development will be consistent with the comprehensive plan.
2. The proposed development will not be detrimental to or endanger the public health, safety, convenience, or general welfare.
3. The proposed development will not be injurious to the use and enjoyment of the surrounding property.
4. The proposed development will not impede the efficient, orderly, and normal development of the surrounding property.
5. The proposed development provides adequate access, utilities, landscaping, buffering, and other improvements.
6. The proposed development provides pedestrian and vehicle ingress, egress, and circulation in a manner that maintains adequate public safety and efficient movement.

The Plan Commission may waive or modify development requirements of the Zoning Ordinance based on findings by the Commission that the altered requirements will better serve (a) the intent of that development requirement, (b) the intent of the zoning district, and/or (c) the general standards listed above.

### Plan Commission Process, Options & Preliminary Staff Recommendation (Site Development Plan):

**Step 1** **Development Standards Waivers & Modifications:**  
 The initial step in the approval process is for the Plan Commission to determine if any requested development standards waivers and/or modifications can be supported based on the decision criteria provided by the Zoning Ordinance. The waiver or modification may be approved if one or more of the criteria have been met. A separate motion with specific findings is recommended for each requested waiver and/or modification.

**Waiver / Modification #1:** A modification from Zoning Ordinance Section 8.2 (Table 8.3) to remove the buffer yard type B requirement along two 100 foot segments along the east property line of Property A.

Preliminary Staff Recommendation: Approval, Criterion #3 has been met.

Criteria #1: The requested waiver or modification will better serve the intent of that development requirement. The Zoning Ordinance indicates the intent of the buffer standards as follows: To provide transitions from one type of use to another and to buffer residents and users of less intensive land uses from the impacts associated with more intensive uses.

Preliminary Staff Findings: The proposed removal of the buffer requirement does not better provide a transition from the church property to the adjacent residential neighbors. There is no additional landscaping or fencing provided along the alley which would better serve the adjacent residential neighbors. *This criterion has not been met.*

User Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Criteria #2: The requested waiver or modification will better serve the intent of the zoning district in which the property is located. The Zoning Ordinance indicates the intent of the P (Public / Semi-Public Facilities) zoning district as follows: To provide locations for large-scale public facilities, worship facilities, and concentrations of other public institutions. This district should be applied in those locations where a single facility or combination of facilities forms an institutional center. This district is further intended to provide a set of setbacks and other requirement that respond to the unique scale and other considerations common to these types of uses. This district should be applied

to reduce land use conflicts and ensure that public and semi-public facilities are appropriately integrated into the community.

*Preliminary Staff Findings:* The district is intended to reduce land use conflicts and ensure that the public and semi-public facilities are appropriately integrated within the community. The removal of the buffer requirement does not better integrate the church within the neighborhood. The proposal would not provide any transition between the church use and the adjacent less intensive residential uses.

*This criterion has not been met.*

*User Notes:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Criteria #3:** The requested waiver or modification will better serve the general standards listed by Zoning Ordinance Section 12.8(E)(2) and above.

*Preliminary Staff Findings:* The Comprehensive Plan states that adequate and sufficient parking needs to be provided for facilities. The removal of the buffer requirement allows the applicant to better to provide parking to the church and to the surrounding area so as to remove parking congestion within the neighborhood, especially when church services are available. *This criterion has been met.*

*User Notes:* \_\_\_\_\_  
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**Waiver / Modification #2:** A modification from Zoning Ordinance Section 8.2 (Table 8.3) to reduce the buffer yard width from 25 feet to 5 feet along the north and south property lines for Property B.

Preliminary Staff Recommendation: Approval, Criterion #3 has been met.

**Criteria #1:** The requested waiver or modification will better serve the intent of that development requirement. The Zoning Ordinance indicates the intent of the buffer standards as follows: To provide transitions from one type of use to another and to buffer residents and users of less intensive land uses from the impacts associated with more intensive uses.

*Preliminary Staff Findings:* The reduction of the buffer does not better provide a transition between the proposed parking lot and the adjacent residential neighbors. The parking spaces are directly aimed towards the residential properties and there is not even a fence or opaque screen separating the parking lot and these residential homes. *This criterion has not been met.*

*User Notes:* \_\_\_\_\_  
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**Criteria #2:** The requested waiver or modification will better serve the intent of the zoning district in which the property is located. The Zoning Ordinance indicates the intent of the P (Public / Semi-Public Facilities) zoning district as follows: To provide locations for large-scale public facilities, worship facilities, and concentrations of other public institutions. This district should be applied in those locations where a single facility or combination of facilities forms an institutional center. This district is further intended to provide a set of setbacks and other requirement that respond to the

unique scale and other considerations common to these types of uses. This district should be applied to reduce land use conflicts and ensure that public and semi-public facilities are appropriately integrated into the community.

*Preliminary Staff Findings:* The reduction in the buffer width does not better integrate the proposed parking lot within the neighborhood. The proposed parking lot which will be immediately adjacent to the residential homes would be out of context and obtrusive to the adjacent residential homes. *This criterion has not been met.*

*User Notes:* \_\_\_\_\_  
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**Criteria #3:** The requested waiver or modification will better serve the general standards listed by Zoning Ordinance Section 12.8(E)(2) and above.

*Preliminary Staff Findings:* The Comprehensive Plan encourages that adequate and sufficient parking be provided for facilities. The proposed parking lot on the property with reduced buffer widths would better provide non-excessive parking for the church while also reducing parking congestion within the surrounding neighborhood. *This criterion has been met.*

*User Notes:* \_\_\_\_\_  
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**Waiver / Modification #3:** A modification from Zoning Ordinance Section 7.3 (Part 2)(A) to remove the requirement from installing a sidewalk for Property B along Elm Street.

Preliminary Staff Recommendation: Approval, Criteria 2 & 3 have been met.

**Criteria #1:** The requested waiver or modification will better serve the intent of that development requirement. The Zoning Ordinance indicates the intent of the circulation standards as follows: To promote safe and efficient travel within the community, minimize disruptive and potentially hazardous traffic conflicts; separate traffic conflict areas by reducing the number of driveways; provide efficient spacing standards between driveways; protect the substantial public investment in the street system, and ensure reasonable access to properties.

*Preliminary Staff Findings:* The removal of the sidewalk requirement does not better reduce potential hazardous traffic conflicts. The sidewalk requirement which provides an organized and structured area for pedestrians along the street would not be made available within this segment of Elm Street. In order for pedestrians to access properties along the entire length of Elm Street, they would still be required to walk along the street which could cause conflict with vehicular traffic. *This criterion has not been met.*

*User Notes:* \_\_\_\_\_  
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**Criteria #2:** The requested waiver or modification will better serve the intent of the zoning district in which the property is located. The Zoning Ordinance indicates the intent of the P (Public / Semi-

Public Facilities) zoning district as follows: To provide locations for large-scale public facilities, worship facilities, and concentrations of other public institutions. This district should be applied in those locations where a single facility or combination of facilities forms an institutional center. This district is further intended to provide a set of setbacks and other requirement that respond to the unique scale and other considerations common to these types of uses. This district should be applied to reduce land use conflicts and ensure that public and semi-public facilities are appropriately integrated into the community.

*Preliminary Staff Findings:* The removal of the sidewalk requirement along Elm Street would be better integrated within the surrounding area. There are no sidewalks along Elm Street between 19<sup>th</sup> Street and 25<sup>th</sup> Street. The addition of a sidewalk along this segment of right-of-way would be inconsistent with this street and is likely impractical due to the lack of curb and gutter along the street. *This criterion has been met.*

*User Notes:* \_\_\_\_\_  
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**Criteria #3:** The requested waiver or modification will better serve the general standards listed by Zoning Ordinance Section 12.8(E)(2) and above.

*Preliminary Staff Findings:* The removal of the sidewalk requirement would better match the existing pedestrian context of the street. There are currently no sidewalks which are provided on the block of the subject property or along Elm Street between 19<sup>th</sup> Street and 25<sup>th</sup> Street. The addition of a sidewalk along this segment of right-of-way would be inconsistent with this street and is likely impractical due to the lack of curb and gutter along the street. *This criterion has been met.*

*User Notes:* \_\_\_\_\_  
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**Waiver / Modification #4:** A modification from Zoning Ordinance Section 7.1 (Table 7.3) in order to provide no handicap accessible parking spaces, 2 fewer than required for Property B.

**Preliminary Staff Recommendation:** Approval, all criteria have been met.

**Criteria #1:** The requested waiver or modification will better serve the intent of that development requirement. The Zoning Ordinance indicates the intent of the general parking standards as follows: To prevent congestion in the public streets by requiring all uses to provide adequate off-street parking, stacking and loading spaces; to determine minimum parking space requirements for individual uses; and to accommodate a variety of means of personal transportation.

*Preliminary Staff Findings:* The proposed parking layout would better meet the requirements of the ordinance, because the proposal moves the handicap accessible parking spaces closer to the entrances of the church. The proposal would benefit the potential users of the handicap accessible parking spaces, because there would be less required walking distance. *This criterion has been met.*

*User Notes:* \_\_\_\_\_  
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Criteria #2: The requested waiver or modification will better serve the intent of the zoning district in which the property is located. The Zoning Ordinance indicates the intent of the P (Public / Semi-Public Facilities) zoning district as follows: To provide locations for large-scale public facilities, worship facilities, and concentrations of other public institutions. This district should be applied in those locations where a single facility or combination of facilities forms an institutional center. This district is further intended to provide a set of setbacks and other requirement that respond to the unique scale and other considerations common to these types of uses. This district should be applied to reduce land use conflicts and ensure that public and semi-public facilities are appropriately integrated into the community.

*Preliminary Staff Findings:* The proposed handicap accessible parking space layout would be better for the church facility, which would require less walking distance between the church facility and handicap accessible parking spaces. *This criterion has been met.*

*User Notes:* \_\_\_\_\_  
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Criteria #3: The requested waiver or modification will better serve the general standards listed by Zoning Ordinance Section 12.8(E)(2) and above.

*Preliminary Staff Findings:* The proposed parking layout which provides no handicap accessible parking spaces for Property B will better provide handicap accessible parking space access to entrances of the church. There will be less of a required walking distance for users of the parking lot with a disability. *This criterion has been met.*

*User Notes:* \_\_\_\_\_  
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**Conditions:**

The Plan Commission should determine through discussion if any conditions of approval are appropriate for this request. Conditions are situations that need to be resolved through the action of the applicant prior to, or as part of, the proposed development. Any conditions should be clearly based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: The staff is preliminarily recommending the following conditions of approval:

1. The following items shall be added / changed to the site plan:
  - a. Tree species and minimum planting heights shall be shown on an updated site plan.
  - b. 2 shrubs proposed for Property B shall be relocated out of the sight visibility triangle at the entrance to the parking lot from Elm Street.
  - c. Add sign to one handicap accessible parking space in Property A (One space is missing required sign.)
  - d. Add 2 additional shrubs along the north and south buffer yards for Property B.
  - e. Buffer width dimension for north and south property lines for Property B shall be listed as 5 feet.
2. The gravel parking lot on the rear of the residential property of 2140 Elm Street shall be removed.

*User Notes:* \_\_\_\_\_



### Commitments:

The Plan Commission should determine through discussion if any commitments of the applicant are appropriate and/or needed for this request. Commitments are long-term agreements that, together with the Zoning Ordinance, govern the use of the property. Any commitments should be clearly based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: The staff is preliminarily recommending the following commitments:

1. Property A shall be required to provide and maintain 2 bicycle parking spaces.
2. A fence or wall as specified by to Zoning Ordinance Section 8.2 (D)(1)(c) as of August 8, 2012, shall be maintained along the north and south property lines of Property B. The fence shall not be required for any segments where neighboring properties provide their own 100% opaque fence meeting the applicable standards referenced in the previous sentence.
3. Sidewalks shall be installed by the then owner(s) of the properties subject to this rezoning along these properties' frontages on Elm and 21st Street if and when the redevelopment of the remainder of the block (bounded by 22nd Street, Maple Street, 21st Street, and Elm Street) occurs and that redevelopment includes sidewalks.
4. If Property B is sold to and/or used by a separate entity or business from the adjacent church (either the Columbus Free Methodist Church or a successor), the parking lot shall be required to provide handicap accessible parking spaces meeting the requirements of the Zoning Ordinance and/or Americans with Disabilities Act (ADA) standards applicable at the time, whichever is most restrictive.

User Notes: \_\_\_\_\_

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### Approval, Denial or Continuance:

In reviewing a request for site development plan approval the Plan Commission may (1) approve the application, (2) deny the application, or (3) continue the review to a future Plan Commission meeting. The Plan Commission should make, second, and vote on a motion for the approval, denial, or continuance of the request. Any motion should include reasons supporting that motion that directly reference the Plan Commission Decision Criteria listed above. Any motion for approval should (1) note any approved waivers and/or modifications and (2) specifically list any conditions and/or commitments being made as part of the approval and the reasons for those conditions or commitments based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: Approval, with Modifications #1, #2, #3, and #4. The approval should be subject to the conditions and commitments as listed above.

User Notes: \_\_\_\_\_

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<b>Current Property Information:</b>	
<b>Land Use:</b>	Property A: Church Property B: Vacant Lot (Undeveloped)
<b>Site Features:</b>	Property A: The site features a church, a gravel parking lot, and an accessory building. Property B: No relevant site features at this location.
<b>Flood Hazards:</b>	No flood hazards exist at this location.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist at this location.
<b>Vehicle Access:</b>	Property A: Maple Street (Local, Residential, Urban) Alley Property B: Elm Street (Local, Residential, Urban) Alley

<b>Surrounding Zoning and Land Use (Property A):</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	RS4 (Residential: Single-Family 4)	Residential Homes
<b>South:</b>	RE (Residential: Established)	Residential Homes
<b>East:</b>	RE (Residential: Established)	Residential Homes Vacant Lot (Undeveloped)
<b>West:</b>	RE (Residential: Established)	Residential Homes

<b>Surrounding Zoning and Land Use (Property B):</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	RE (Residential: Established)	Residential Homes
<b>South:</b>	RE (Residential: Established)	Residential Homes
<b>East:</b>	RE (Residential: Established)	Residential Homes
<b>West:</b>	RE (Residential: Established)	Church

<b>Zoning District Summary (Existing / Proposed):</b>		
	<b>Existing Zoning: RE</b>	<b>Proposed Zoning: P</b>

<b>Zoning District Summary (Existing / Proposed):</b>		
	<b>Existing Zoning: RE</b>	<b>Proposed Zoning: P</b>
<b>Zoning District Intent:</b>	To ensure the continued viability of neighborhoods and developments in existence on the effective date of this Ordinance.	To provide locations for large-scale public facilities, worship facilities, and concentrations of other public institutions. This district should be applied in those locations where a single facility or combination of facilities forms an institutional center. This district is further intended to provide a set of setbacks and other requirement that respond to the unique scale and other considerations common to these types of uses. This district should be applied to reduce land use conflicts and ensure that public and semi-public facilities are appropriately integrated into the community.

<b>Permitted Uses:</b>	<p><b>Residential Uses:</b></p> <ul style="list-style-type: none"> <li>• Dwelling, Single-Family</li> </ul> <p><b>Park Uses:</b></p> <ul style="list-style-type: none"> <li>• Nature Preserve / Conservation Area</li> </ul>	<p><b><u>GROUP 1 USES:</u></b></p> <p><b>Residential Uses:</b></p> <ul style="list-style-type: none"> <li>• Nursing Home / Assisted Living Facility</li> <li>• Retirement Facility</li> </ul> <p><b>Communications / Utilities Uses:</b></p> <ul style="list-style-type: none"> <li>• Cemetery</li> <li>• Clinic</li> <li>• Community Center</li> <li>• Community Garden</li> <li>• Day Care Center (Adult or Child)</li> <li>• Government Office</li> <li>• Hospital</li> <li>• Institution for the Developmentally Disabled / Mentally Ill</li> <li>• Library</li> <li>• Private Club</li> <li>• Museum</li> <li>• Parking Lot / Garage (as a primary use)</li> <li>• Police, Fire, or Rescue Station</li> <li>• Post Office</li> <li>• School (Grades Pre-School through 12)</li> <li>• Trade or Business School</li> <li>• University or College</li> <li>• Worship Facility</li> </ul>
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		<p><b>Park Uses:</b></p> <ul style="list-style-type: none"> <li>• Golf Course</li> <li>• Nature Preserve / Conservation Area</li> <li>• Park / Playground</li> </ul> <p><b>Commercial Uses:</b></p> <ul style="list-style-type: none"> <li>• Conference Center</li> <li>• Health Spa</li> <li>• Instructional Center</li> <li>• Retreat Center</li> </ul> <p><b><u>GROUP 2 USES:</u></b></p> <p><b>Communications / Utilities Uses:</b></p> <ul style="list-style-type: none"> <li>• Sewage Treatment Plant</li> <li>• Utility Substation</li> <li>• Water Tower</li> <li>• Wellfield / Water Treatment Facility</li> </ul> <p><b>Public / Semi-Public Uses:</b></p> <ul style="list-style-type: none"> <li>• Airport (Public)</li> <li>• Animal Shelter</li> <li>• Correctional Facility</li> <li>• Fairgrounds</li> <li>• Government Facility (Non-Office)</li> </ul> <p><b>Park Uses:</b></p> <ul style="list-style-type: none"> <li>• Amphitheater / Outdoor Venue</li> <li>• Athletic Complex</li> <li>• Driving Range (as a primary use)</li> </ul>
<b>Water and Sewer Service:</b>	Required	Required

<p><b>Lot and/or Density Requirements:</b></p>	<p><b>Minimum Lot Area:</b> Equal to the smallest area of any legal lot of record within 300 feet of the subject property, or (where sewer service is not available) as required to provide two viable septic system sites, in the opinion of the Health Department, whichever is greater.</p> <p><b>Minimum Lot Width:</b> Equal to the smallest width of any legal lot of record within 300 feet of the subject property.</p> <p><b>Minimum Lot Frontage:</b> Equal to the smallest frontage of any legal lot of record within 300 feet of subject property.</p> <p><b>Maximum Lot Coverage:</b> Equal to the highest percent coverage of any legal lot of record within 300 feet of the subject property or 75% whichever is greater.</p> <p><b>Minimum Living Area per Dwelling:</b> Equal to the average living area of all dwellings located on legal lots of record within 300 feet of the subject property.</p>	<p><b>Minimum Lot Area:</b> 20,000 Square Feet</p> <p><b>Minimum Lot Width:</b> 50 Feet</p> <p><b>Minimum Lot Frontage:</b> 50 Feet</p> <p><b>Maximum Lot Coverage:</b> 65%</p> <p><b>Minimum Living Area per Dwelling:</b> N/A</p>
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<p><b>Setbacks Required:</b></p> <p>Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.</p>	<p><b>Side Yard Setback:</b></p> <p>Primary Structure: 5 feet Accessory Structure: 3 feet</p> <p><b>Rear Yard Setback:</b></p> <p>Primary Structure: 10 feet Accessory Structure: 3 feet</p> <p><b>Front Yard Setback:</b></p> <p>Equal to the average setback provided by all other primary structures on the same side of the street on legal lots of record within 300 feet of the subject property, however all garage vehicle entrances facing a public street shall have a minimum front setback of 25 feet.</p>	<p><b>Side Yard Setback:</b></p> <p>Primary Structure: 10 feet Accessory Structure: 10 feet</p> <p><b>Rear Yard Setback:</b></p> <p>Primary Structure: 10 feet Accessory Structure: 10 feet</p> <p><b>Front Yard Setback:</b></p> <p>Arterial Road: 50 feet Arterial Street: 10 feet* Collector Road: 35 feet Collector Street: 10 feet* Local Road: 25 feet Local Street: 10 feet*</p> <p><i>*25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures.</i></p> <p>Buffer from RE zoning district:</p>
<p><b>Height Restrictions:</b></p>	<p><b>Primary Structure:</b></p> <p>45 feet</p> <p><b>Accessory Structure:</b></p> <p>35 feet (or the height of the primary structure on the property, whichever is less)</p>	<p><b>Primary Structure:</b></p> <p>45 feet</p> <p><b>Accessory Structure:</b></p> <p>25 feet</p>
<p><b>Floor Area Requirements:</b></p>	<p>Minimum Ground Floor Living Area: 40%</p>	<p>Minimum Ground Floor Living Area: N/A</p>
<p><b>Signs:</b></p>	<p><b>Wall Signs*</b></p> <p>Permitted 1 wall sign per frontage with a maximum area of 15% or 150 square feet, whichever is less.</p> <p><b>Freestanding Signs*</b></p> <p>Permitted 1 freestanding sign per frontage with a maximum area of 50 square feet.</p> <p><i>*All signage only permitted through conditional use.</i></p>	<p><b>Wall Signs</b></p> <p>Permitted 1 wall sign per frontage with a maximum area of 15% or 150 square feet, whichever is less.</p> <p><b>Freestanding Signs</b></p> <p>Permitted 1 freestanding sign per frontage with a maximum area of 50 square feet.</p>

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	No issue with these requests.
<b>City Utilities:</b>	No comments received.
<b>Fire Department:</b>	No issue with these requests.
<b>Code Enforcement:</b>	The proposed layout for accessible parking spaces is closer to being in compliance with the state codes. This puts the accessible parking spaces closer to the building instead of some being on Property B.
<b>MPO:</b>	No comments received.

### **History of this Location:**

The relevant history of this property includes the following:

1. The Columbus Free Methodist Church was first established at 1511 22<sup>nd</sup> Street in 1947.
2. In the 1990's, the Columbus Free Methodist Church acquired the property at 2126 Elm Street and the structure was removed so as provide parking for the church.
3. In 1996, the church acquired three properties which included two residential homes and a laundry business, south of the existing facility. All these structures were then removed so as to provide parking for the church.
4. In March 2001, Free Methodist Church received approval for two 28 square foot wall signs which each feature changeable copy areas (C/ZC-3-01-08).
5. In December 2009, the east-west alley south of the existing church (between the proposed parking lot and the church) was vacated to unite the entire half block of the church property (Property A) and to join two previous residential properties together (Property B) (VAC-09-02).

### **Comprehensive Plan Consideration(s):**

The Future Land Use Map indicates the future use of this property as Residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **GOAL A-2:** Preserve & enhance the character of the community
2. **POLICY A-2-9:** Preserve and enhance the character of neighborhoods.
3. **POLICY A-2-10:** Keep residential neighborhoods at a "human" scale, preventing high-rise or massive buildings.
4. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
5. **POLICY A-4-1:** Preserve & revitalize older neighborhoods, including buildings, grounds, and infrastructure.
6. **POLICY A-4-2:** Encourage infill development, and/or use of vacant parcels for projects such as parks or other amenities which complement the neighborhoods in which they are located.
7. **POLICY A-2-15:** Encourage sidewalks in all areas of the community, requiring them or a pedestrian system in new developments. Sidewalks should be designed with a landscape strip between the sidewalk and the street or curb. Landscape strips area preferred, and all sidewalks should meet accessibility standards.
8. **GOAL D-3:** Provide high-quality residential neighborhood environments.
9. **POLICY D-3-1:** Encourage projects which improve and revitalize neighborhoods.
10. **POLICY E-2-12:** Encourage parking lot and circulation designs which are safe and efficient, both for motor vehicles and for pedestrians.

11. **GOAL F-2:** Ensure safe, convenient, pedestrian-friendly neighborhoods environments, which are accessible to all citizens. The pedestrian facilities should be provided in a cost-effective manner.
12. **GOAL F-5:** Provide adequate, attractive, and safe parking facilities.
13. **POLICY F-5-1:** Require new developments to construct sufficient but not excessive parking for their demand.
14. **POLICY F-5-5:** Require internal landscaping in all large parking lots.
15. **GOAL I-1:** Provide high-quality public facilities in locations which are convenient and accessible to local residents.
16. **POLICY I-1-1:** Ensure that pedestrian connections to public facilities area provided in conjunction with new development and that these pedestrian systems are designed to promote safety and efficiency.
17. **POLICY J-2-2:** Maintain and enhance the vitality, cleanliness, and appearance of all areas of the city.
18. **GOAL S-L-1:** Protect and enhance property values and improve economic vitality.
19. **POLICY S-L-1-1:** Require appropriate landscaping for new or expanded businesses, public facilities, subdivisions, apartment complexes, and other similar uses.
20. **POLICY S-L-2-2:** Encourage effective use of landscaping, such as medians, traffic islands, and parking lot landscaping, to reduce the adverse effect of impervious surfaces.
21. **POLICY S-L-2-3:** Encourage use of street trees and landscape buffers to reduce the adverse effects of air pollution.
22. **POLICY S-L-2-4:** Encourage use of landscape buffers to reduce the impacts of noise, including traffic noise.
23. **GOAL S-L-3:** Improve the safety of traffic flow on streets and in parking areas.
24. **POLICY S-L-3-1:** Encourage site design which employs landscaping to improve traffic flow and increase pedestrian safety in parking areas.
25. **GOAL S-L-4:** Enhance the appearance of the community.
26. **POLICY S-L-4-2:** Encourage use of landscaping to improve the appearance of parking areas, requiring it in new large parking areas.
27. **POLICY S-L-4-4:** Encourage use of landscaping to screen and buffer incompatible and/or unattractive uses.
28. **POLICY S-L-4-6:** Encourage use of landscaping to define street edges and separation of uses.
29. **GOAL S-L-5:** Improve the psychological and social well-being of the community.
30. **POLICY S-L-5-1:** Encourage the use of landscaping to reduce vandalism to the property.

This property is located in the Columbus Central Neighborhoods character area. The following Planning Principle(s) apply to this application:

1. Infill development that complements existing neighborhoods should be encouraged.
2. Redevelopment for conversion of residential uses to other uses should be considered only for large tracts, such as entire blocks, rather than permitted on a piecemeal basis.

### **Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The Columbus Free Methodist Church, which is located at 1511 22nd Street and 2126 Elm Street in the City of Columbus, is proposing to rezone these two properties from RE (Residential: Established) zoning district to P (Public / Semi Public Facilities) zoning district. This rezoning is proposed so as to (1) place the existing church within an appropriate zoning district (permits a worship facility) and (2) facilitate the development of two parking facilities for the church. A worship facility and parking lot which are Group 1 Uses are the proposed uses for Property A and Property B respectively.
2. Property A features an existing 10,758 square foot church with an 816 square foot garage. Property B which is located across an alley, features no notable site features. Over the years since the church initially has acquired neighboring properties, they have added illegal gravel parking lots in these areas in order to provide adequate off-street parking for their worship facility.
3. The proposed rezoning from the RE (Residential: Established) zoning district to P (Public / Semi-Public Facilities) zoning district changes many lot standards including front and side setback

standards. While the main church building and garage are existing, the proposed rezoning creates some legal nonconformities on Property A which include the following:

- Existing Setback of Primary Structure from 22<sup>nd</sup> Street: 8 feet
    - Existing front setback requirement: 8.7 feet (RE zoning district)
    - Proposed front setback requirement: 10 feet (P zoning district)
  - Existing Setback of Accessory Structure from east property line: 8 feet
    - Existing side setback requirement: 3 feet (RE zoning district)
    - Proposed front setback requirement: 10 feet (P zoning district)
4. The proposed site development plan for the church is for the purpose of the official establishment of parking lots which provide 47 parking spaces on Property A (which includes 8 handicap accessible spaces) and 29 parking spaces on Property B for a total of 76 parking spaces. The entrance for the parking lot on Property A would be accessed from 21<sup>st</sup> Street and the parking lot on Property B would be accessed from Elm Street.
5. The proposal provides adequate landscaping in/along the parking lot public street frontage (Landscaping Area #1) and the parking lot interior (Landscaping Area #2). The site plan however has not provided an updated listing of species type or minimum planting heights. Two of the shrubs on Property B on the site plan are also shown in the sight visibility triangle. The site plan also shows a dumpster enclosure which will be made of a 6 foot, 100% opaque wooden fence on Property B.
6. While the church is considered grandfathered from providing any on-site parking, if they were to develop their church today, which features a seating capacity of 300 people in their largest assembly area, they would be required to provide 100 on-site parking spaces. With the proposed new off-street parking and the available on-street parking (some of which the Zoning Ordinance counts toward meeting the number of required parking spaces), the church would be providing 99 parking spaces.
7. The proposed site development plan, is requesting several modifications for both Property A and B as listed below:
- **Modification #1:** A modification from Zoning Ordinance Section 8.2 (Table 8.3) to remove the buffer yard type B requirement along two 100 foot segments along the east property line of Property A.
    - *Requirement(s):* According to Zoning Ordinance Section 8.2 (A)(2), whenever a rezoning occurs that requires a buffer yard where none was required previously. The property that is rezoning shall provide the buffer yard. Zoning Ordinance Section 8.2 (Table 8.3) requires a buffer yard type B, which would be 25 feet in width and would be required to provide 260 points (130 points in each segment) along the eastern property line along the alley.
    - *Additional Notes:* East of Property A, there still remains 4 separate residential properties on the block. The buffer requirement between the church property and the residential properties is to ensure that activities associated with the church do not impact the adjacent residential properties. Such activities include vehicular traffic, lights, and noise. The proposal provides no buffer yard, additional landscaping, or fencing along the east property line. Zoning Ordinance Section 8.2 (B), states that also no structure, outdoor storage, parking area, etc. is allowed to be in front of or within a buffer yard. The proposal features some of the proposed parking area as well as part of the church and garage within the required buffer yard.
  - **Modification #2:** A modification from Zoning Ordinance Section 8.2 (Table 8.3) to reduce the buffer yard width from 25 feet to 5 feet along the north and south property lines for Property B.
    - *Requirement(s):* According to Zoning Ordinance Section 8.2 (Table 8.3), a buffer yard type B is required along both the north and south property lines of Property B. This buffer yard is required to be 25 feet in width and each buffer yard is required to provide 143 points of landscaping along each property line.
    - *Additional Notes:* The applicant is reducing the buffer width while still providing the amount of required of landscaping (The proposed landscaping plan for the buffers currently provides 135 points respectively and the applicant has stated this was only a miscalculation and they will add 2 additional shrubs along each property line.). The landscaping is composed of Velvet Boxwood shrubs which would only see a mature height of 6 feet. The applicant has also stated that some existing fencing segments

along the south and north property lines will be repaired and maintained. The proposed parking area is directly adjacent to the homes and the parking spaces are aimed directly north and south respectively. The required buffer between a residential property and parking facility is required as a result of the associated activities which might negatively impact neighboring residential properties including lights (headlights) and noises. The required buffer on the north and south property lines however would significantly reduce the amount of parking for the proposed facility.

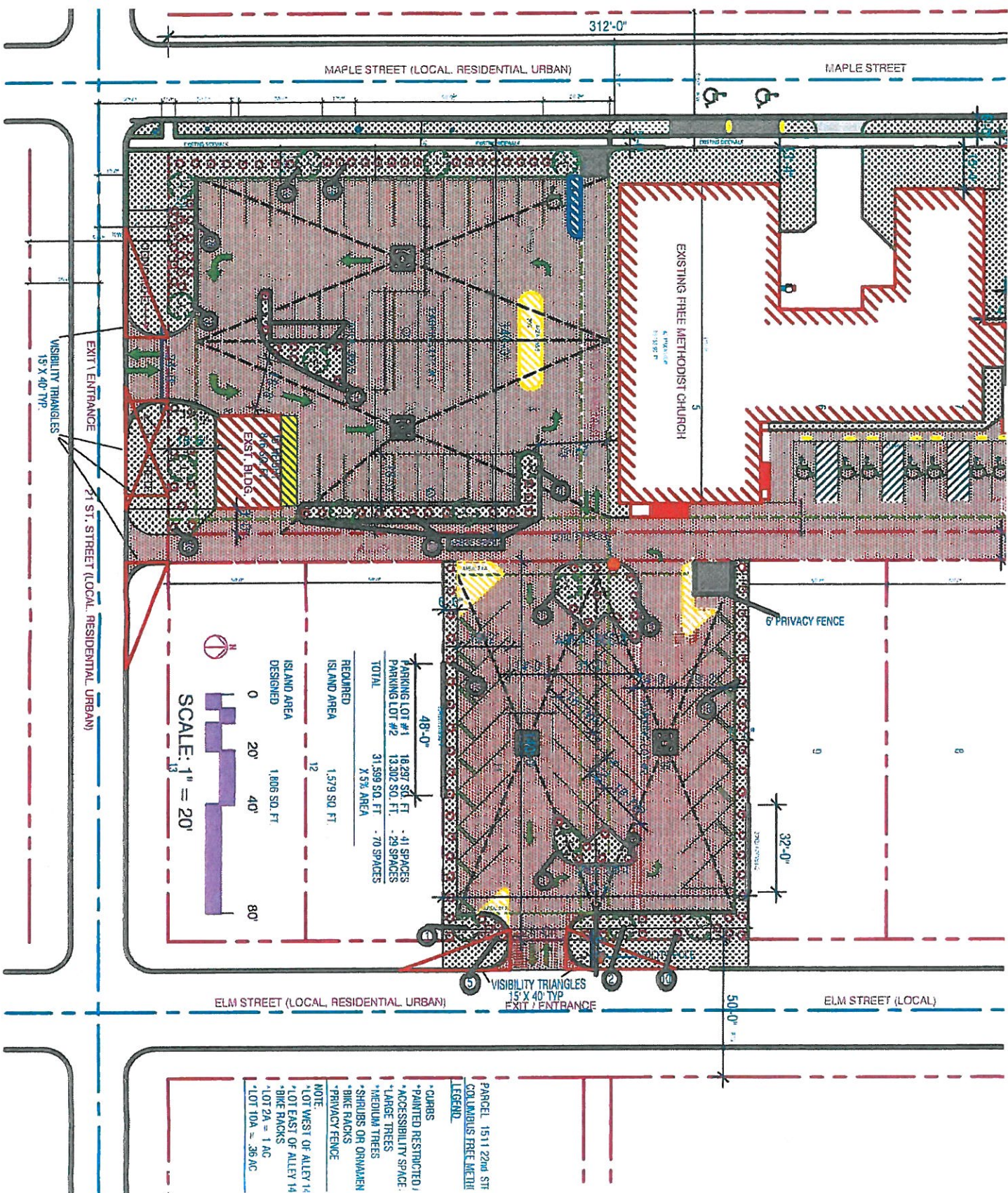
- **Modification #3:** A modification from Zoning Ordinance Section 7.3 (Part 2)(A) to remove the requirement from installing a sidewalk for Property B along Elm Street.
  - *Requirement(s):* According to Zoning Ordinance Section 7.3 (Part 2)(A), all development in the P (Public / Semi-Public) zoning district shall be required to provide public sidewalks in all adjoining right-of-way. The proposed parking lot for Property B is considered a redevelopment of the property which requires the sidewalk to be installed.
  - *Additional Notes:* Currently, no sidewalks exist on either side of the street along Elm Street between 19<sup>th</sup> Street and 25<sup>th</sup> Street. The city also has no plans to install sidewalks along Elm Street. The right-of-way is wide enough to accommodate a sidewalk and there would be no obstacles considering the two large existing trees along Elm Street are being removed. The church currently does provide sidewalks along Maple Street and 22<sup>nd</sup> Street and the immediate neighborhood features sidewalks along 19<sup>th</sup> Street, Maple Street, and Cherry Street. Sidewalks are required along public right-of-way so as to adequately accommodate possible pedestrian users of the facility as well as to provide a structured area for pedestrians along the street. The applicant has also stated that the church does desire to acquire the other adjacent properties on this block so as to provide additional development and/or parking.
- **Modification #4:** A modification from Zoning Ordinance Section 7.1 (Table 7.3) in order to provide no handicap accessible parking spaces, 2 fewer than required for Property B.
  - *Requirement(s):* According to Zoning Ordinance Section 7.1 (Table 7.3), if a parking lot provides 26-50 parking spaces, they are required to provide 2 handicap accessible parking spaces.
  - *Additional Notes:* The applicant is proposing to provide no handicap accessible parking spaces for the parking lot on Property B. All handicap accessible parking (8 spaces) are shown on Property A. While the parking lots on Property A and B are coordinated with one another, since they are on different properties, they are required to provide their own amount of handicap accessible parking spaces, independent of one another. The proposal moves the parking spaces closer to the entrances of the church facility. The applicant is also proposing that some handicap accessible parking spaces be provided on the street. If the parking lots were on the same property, the church would be required to provide 4 handicap accessible parking spaces, the proposal shows a total of 8 handicap accessible parking spaces.
- 8. According to Zoning Ordinance Section 7.1 (Table 7.4), bicycle parking spaces shall be required based upon the total number of vehicle parking spaces required. The church is an existing facility and is grandfathered from providing the 100 otherwise required parking spaces. They are also, therefore, grandfathered from having to provide the 2 bicycle parking spaces that are required for parking lots of 100 spaces. The subject properties which are located within the central neighborhoods do offer the opportunity for members of the church to walk or bike to the facility. The church properties are within 2 and 3 blocks of the bicycle routes of 19<sup>th</sup> Street and Home Avenue respectively.
- 9. In the City of Columbus, in the central neighborhoods and downtown, there are several other churches which are featured in similar contexts to the Columbus Free Methodist Church which include First Presbyterian Church, Columbus Alliance Church, First United Methodist Church, First Christian Church, Faith Victory Church, St. Peters Lutheran Church and the Old St. Bartholomew Church. All of these churches provide some form of on-site / off-street parking within their respective contexts.
- 10. Churches and worship facilities are a unique use, because their high demand for parking only occurs once or twice a week, typically on Sundays. While it may be necessary to provide parking for church



members who do not live within walking or biking distance of the neighborhood facility, large expansive parking lots can be detrimental to the immediate neighborhood. The removal of residential or commercial structures within a neighborhood can result in large areas of dead space and loss of activity in the neighborhood. On the other hand, churches could lose members as a result of the hassle of finding a nearby parking space and at the same time create a parking deficiency and/or vehicular congestion in the area. Finally, if a church cannot find a way to provide adequate parking for their congregation, it could result in the church seeking a move out of the neighborhood and into a suburban area where enough parking would be available, which would create a vacancy within the neighborhood.

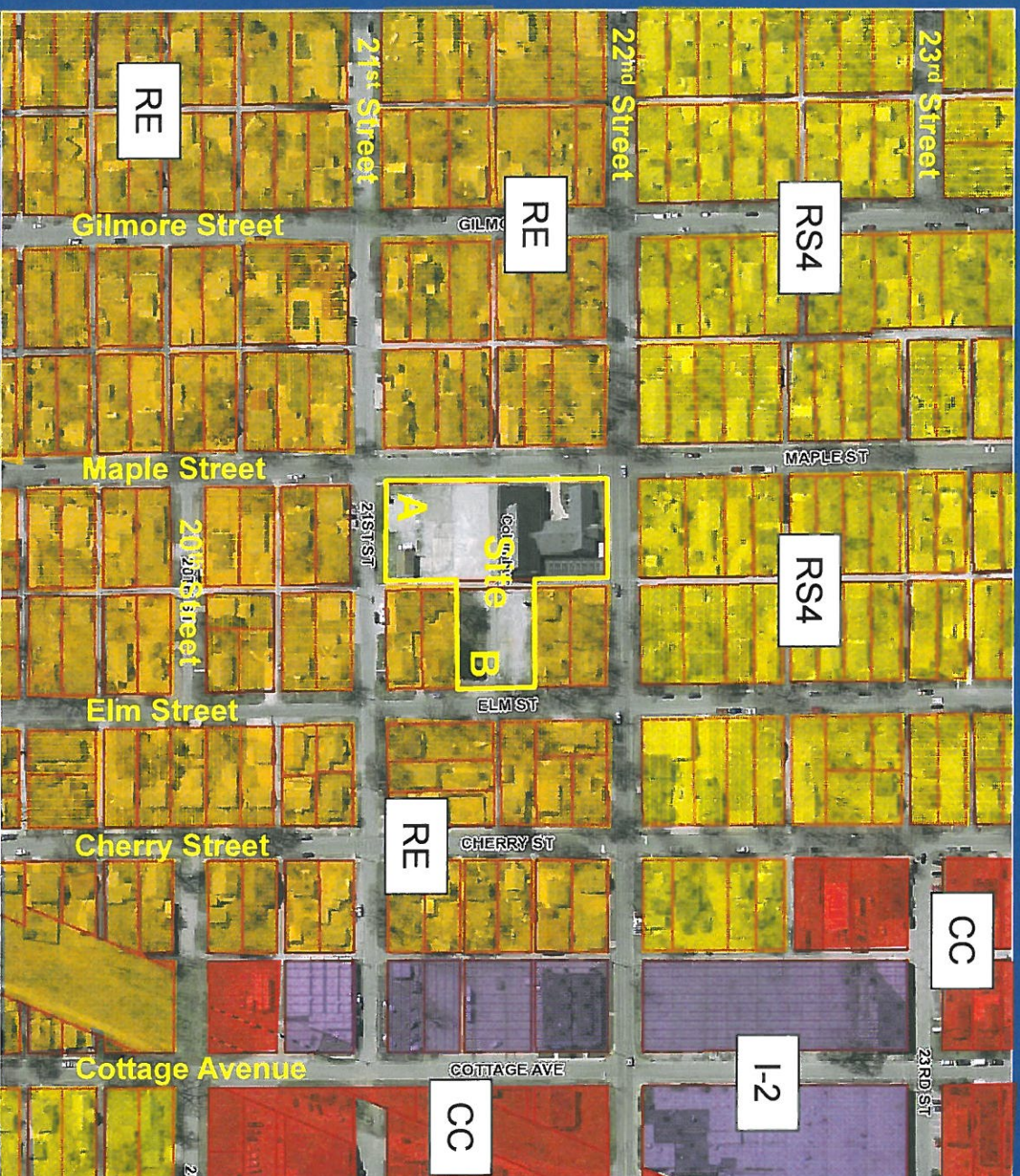
11. While the proposed parking lots are used primarily for the users of the church, parking lots can serve several other purposes. Parking lots for churches and other public / semi-public users can be used as activity space for festivals or special events. Parking lots within neighborhoods can also be used as a parking area for adjacent residential neighbors during times when services are not held. The applicant has not stated whether any festivals would occur on the parking lots or that the parking lots could be used by adjacent residential neighbors.
12. After a site visit, a residential property east of the church at 2140 Elm Street, which is owned by the church, was found with an illegal gravel parking lot. The applicant has stated that this parking area was added to provide a parking area for families with small children. According to Zoning Ordinance Section 3.12, a parking lot is not a permitted use for a property in the RE (Residential: Established) zoning district.







# Site Location & Surrounding Zoning





RESOLUTION NO. , 2012

**RESOLUTION AUTHORIZING THE MAYOR AND  
THE CLERK-TREASURER TO EXECUTE STATEMENT  
OF BENEFIT FORMS IN CONJUNCTION WITH  
AN APPLICATION FOR TAX ABATEMENT IN  
A PREVIOUSLY DESIGNATED ECONOMIC  
REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1-7**

**WHEREAS**, the Common Council of the City of Columbus, Indiana, has previously designated, through various prior Resolutions, certain portions of the City of Columbus, Indiana, to be known as economic development target area as contemplated pursuant to **INDIANA CODE 6-1.1-12.1-7**; and

**WHEREAS**, **INDIANA CODE 6-1.1-12.1-1, et seq.** provides that the Common Council of the City of Columbus, Indiana, approve the Statement of Benefits form associated with the application in conjunction with personal and real property tax abatement areas previously designated as an economic revitalization area; and

**WHEREAS**, **Nagakura Engineering Works Co., Inc.** desires and seeks tax abatement associated with the proposed purchase of personal property as contemplated by **INDIANA CODE 6-1.1-12.1-7**; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana, finds that:

- a. The estimate of the value of the proposed purchase of new manufacturing equipment is reasonable for equipment of that nature;
- b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;
- c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;
- d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;
- e. The deduction allowed for the proposed purchase and installation of new manufacturing equipment pursuant to **INDIANA CODE 6-1.1-12.1-4** shall be allowed for ten (10) years;
- f. The totality of benefits is sufficient to justify the deduction; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional jobs, that such personal property tax abatement be granted; and

**WHEREAS**, Nagakura Engineering Works Co., Inc. has submitted for purposes of review by the Common Council of the City of Columbus, Indiana, a Statement of Benefits form, a copy of which is attached hereto and made a part hereof as Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED**, by the Common Council of the City of Columbus, Indiana, that:

1. The Common Council of the City of Columbus, Indiana, finds that:
  - a. The estimate of the cost of the proposed purchase and installation of new manufacturing equipment is reasonable for equipment of that nature; and
  - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of the new manufacturing equipment;
  - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;
  - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed purchase and installation of new manufacturing equipment;
  - e. The deduction allowed for the proposed purchase and installation of the new manufacturing equipment pursuant to **INDIANA CODE 6-1.1-12.1-4** shall be allowed for ten (10) years;
  - f. The totality of benefits is sufficient to justify the deduction;

The Mayor of the City of Columbus, Indiana, and the Clerk-Treasurer of the City of Columbus, Indiana are hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the statement of benefit form attached hereto as Exhibit A for purposes of facilitating the personal property tax abatement of the applicant herein.

Resolution No. \_\_\_, 2012  
Page Three

***ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA***, on this the \_\_\_ day of September, 2012, by a vote of \_\_\_ ayes and \_\_\_ nays.

---

Kristen S. Brown  
Presiding Officer of the  
Common Council

ATTEST:

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Luann Welmer  
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_ day  
of September, 2012, at \_\_\_ o'clock \_\_\_.M.

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Luann Welmer  
Clerk-Treasurer

Approved and signed by me this \_\_\_ day of September, 2012, at  
\_\_\_ o'clock \_\_\_.M.

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Kristen S. Brown  
Mayor of the City of Columbus, Indiana



# STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R / 1-06)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

## PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

### INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, **BEFORE** a deduction may be approved
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001. For equipment installed prior to March 2, 2001, the schedules and statutes in effect at the time shall continue to apply. (IC 6-1.1-12.1-4.5(f) and (g))

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer Nagakura Engineering Works Co., Inc.								
Address of taxpayer (number and street, city, state, and ZIP code) 630 S. Mapleton Street, Columbus, Indiana 47201								
Name of contact person Shigeo Misuda				Telephone number (812) 375-1382				
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body COMMON COUNCIL OF THE CITY OF COLUMBUS				Resolution number (s)				
Location of property 630 S. Mapleton St., Columbus, IN		County Bartholomew		DLGF taxing district number				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (use additional sheets if necessary)  See attached exhibits				ESTIMATED				
				START DATE		COMPLETION DATE		
				Manufacturing Equipment		09/24/12 12/31/12		
				R & D Equipment				
				Logist Dist Equipment				
IT Equipment								
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number 154	Salaries \$00/yr.	Number retained	Salaries	Number additional 10	Salaries \$00/yr.			
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project								
Less values of any property being replaced								
Net estimated values upon completion of project								
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)						
Other benefits: We recycle metal, cardboard, and plastic.								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative 			Title General Manager		Date signed (month, day, year) 08/10/12			



# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.

B. The type of deduction that is allowed in the designated area is limited to:

- |  |                              |                             |
|--|------------------------------|-----------------------------|
| 1. Installation of new manufacturing equipment;            | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment.  | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Installation of new information technology equipment;   | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

D. The amount of deduction applicable to new research and development equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

F. The amount of deduction applicable to new information technology equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

G. Other limitations or conditions (specify) \_\_\_\_\_

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

- |                                     |                                      |
|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> 1 year     | <input type="checkbox"/> 6 years     |
| <input type="checkbox"/> 2 years    | <input type="checkbox"/> 7 years     |
| <input type="checkbox"/> 3 years    | <input type="checkbox"/> 8 years     |
| <input type="checkbox"/> 4 years    | <input type="checkbox"/> 9 years     |
| <input type="checkbox"/> 5 years ** | <input type="checkbox"/> 10 years ** |

\*\* For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)

Telephone number

Date signed (month, day, year)

Attested by:

Designated body

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5



**RESOLUTION NO. \_\_\_\_\_, 2012**

**A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON WOODLAND ASSOCIATES, LLC.**

**WHEREAS**, the city of Columbus, Indiana recognizes the need to stimulate growth and maintain a sound economy within its corporate limits; and

**WHEREAS**, the Columbus Common Council further recognizes that is in the best interest of the city of Columbus to provide incentives to stimulate investment within the community; and

**WHEREAS**, Indiana code at 6-1.1-12.1 et seq. provides for a program of the real property tax abatement and personal property tax abatement within "economic revitalization areas" and provides the adoption of such a program; and

**WHEREAS**, the Columbus Common Council desires to establish such an "economic revitalization area" within the city of Columbus; and

**WHEREAS**, a certain area legally described and shown on Exhibit "A", which is attached hereto, in the city has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, and the property has been adjacent to an industrial area without developing for a number of years; and

**WHEREAS**, Woodland Associates, LLC has made an offer to acquire real estate shown on Exhibit "A" and intends to redevelop the said real estate as the term is contemplated by I.C. 6-1.1-12.1-1(5) and requests said designation; and

**WHEREAS**, the said site is zoned as AP (Agricultural Preferred) according to an official zoning map of the city of Columbus, State of Indiana, and Woodland Associates, LLC has filed for rezoning with the Columbus Plan Commission to rezone to I-3 (Industrial: Heavy);

**NOW, THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT:**

Section 1. The area legally described and shown on the attached Exhibit "A" is found to be an area within its jurisdiction and meets the statutory criteria of an economic revitalization area as set forth under Indiana Code 6-1.1-12.1 et seq.

Resolution No. \_\_\_, 2012

Page Two

Section 2. The Columbus Common Council hereby determines that it is in the best interests of the city to allow deductions under I.C. 6-1.1-12.1-3 within the said revitalization area.

Section 3. The Columbus Common Council hereby determines that the area legally described and shown on the attached exhibit "A" is hereby declared an economic revitalization area as that phrase is used and intended under the provisions of Indiana code 6-1.1-12.1 et seq.

Section 4. The Columbus Common Council hereby further declares that any and all improvements placed on the real estate described in Exhibit "A" attached hereto, after the date of the adoption of this resolution by the Columbus Common Council shall, along with the said real estate, be eligible for property tax abatement pursuant to the provisions of 6-1.1-12.1 et seq.

Section 5. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-12.1-2.5 and 5-3-1. The hearing contemplated by said statute shall be held at the time and place of the next regularly scheduled meeting for the Columbus Common Council, or at a reasonable time thereafter. At such meeting, the Columbus Common Council shall take final action determining whether the qualifications for the economic revitalization area (as to the real estate) have been met, and shall confirm, modify and confirm, or rescind the resolution. Such determination and final action by the Council shall be binding upon all affected parties, subject to the appeal procedures contemplated by I.C.6-1.1-12.1-1 et seq.

***ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA***, on this the \_\_\_\_ day of \_\_\_\_\_, 2012, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Kristen S. Brown, Mayor  
Presiding Officer of the Common Council

ATTEST:

\_\_\_\_\_  
Luann Welmer  
Clerk of the Common Council

Resolution No. \_\_, 2012  
Page Three

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_ day  
of \_\_\_\_\_, 2012 at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

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Luann Welmer  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_ day of \_\_\_\_\_, 2012, at  
\_\_\_\_\_ o'clock \_\_\_\_\_.M.

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Kristen S. Brown  
Mayor of the City of Columbus, Indiana

## **Exhibit A**

### **Legal Description of Morris Property**

Commencing at the southwest corner of 17-1/3 acres by parallel lines off the north side of the southwest quarter of the southwest quarter of Section 10, Township 8 North, Range 5 East; thence east eight (8) rods; thence north ten (10) rods; thence west eight (8) rods; thence south ten (10) rods to the place of beginning, (known as the Sweet Ireland School Property), situated in Bartholomew County, Indiana.

ALSO: seventeen and one-third (17 1/3) acres by parallel lines off of the north side of the southwest quarter of the southwest quarter of Section Ten (10) Township Eight (8) North, Range Five (5) East in Bartholomew County, State of Indiana, EXCEPT: commencing at the southwest corner thereof; thence east eight (8) rods; thence north ten (10) rods; thence west eight (8) rods; thence south ten (10) rods, to the place of beginning.




**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51787 (R3 / 12-11)

Prescribed by the Department of Local Government Finance

20\_\_ PAY 20\_\_

FORM SB-1 / Real Property

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

**INSTRUCTIONS:**

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
3. To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor, if any, or the county assessor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(f)]
5. The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Woodland Associates, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 6100 W. 96th Street, Suite 250, Indianapolis, IN 46278					
Name of contact person James W. Browning		Telephone number (317) 344-7328		E-mail address jbrowning@browninginv.co	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Common Council - City of Columbus, IN				Resolution number	
Location of property Block C-A-Woodside North West Park		County Bartholomew		DLGF taxing district number 020-021	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) The company will construct a 468,000 sf warehouse facility consisting of pre-cast exterior; 32' clear height; 5,000 sf of office area; to be used to manufacture sub assembling for various major automotive and equipment suppliers				Estimated start date (month, day, year) 10/01/2012	
				Estimated completion date (month, day, year) 07/01/2013	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 50.00	Salaries \$1,480,000.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values			0.00	0.00	
Plus estimated values of proposed project			14,500,000.00	14,500,000.00	
Less values of any property being replaced			0.00	0.00	
Net estimated values upon completion of project			14,500,000.00	14,500,000.00	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>James W. Browning</i>			Title <i>Vice President</i> <i>BROWNING INVESTMENTS</i>		Date signed (month, day, year) <i>8/21/12</i>

**FOR USE OF THE DESIGNATING BODY**

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
- |  |                              |                             |
|--|------------------------------|-----------------------------|
| 1. Redevelopment or rehabilitation of real estate improvements | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Residentially distressed areas                              | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Occupancy of a vacant building                              | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (specify) \_\_\_\_\_
- E. The deduction is allowed for \_\_\_\_\_ years\* (see below).
- F. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No  
If yes, attach a copy of the alternative deduction schedule to this form.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number (      )	Date signed (month, day, year)
Attested by (signature and title of attester)	Designated body	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
  2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.

## State Form 51764 (R2 / 12-11)

Prescribed by the Department of Local Government Finance

## PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, BEFORE a deduction may be approved
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17).

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer The Phoenix Group, Inc.								
Address of taxpayer (number and street, city, state, and ZIP code) 164 S. Park Blvd., Greenwood, IN 46143								
Name of contact person Patrick Sherman (Secretary/Treasurer) (317) 881-6670		Telephone number (317) 884-3600						
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT								
Name of designating body Common Council - City of Columbus, IN		Resolution number (s)						
Location of property Block C-A Wardsix Northwest Park	County Bartholomew	DLGF taxing district number 020 - 021						
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (use additional sheets if necessary)  The Company plans to construct or purchase \$1,350,000 of manufacturing/testing equipment within the first three years of operation. During the same period, the Company will spend \$200,000 on a logistic distribution system.		ESTIMATED						
		START DATE	COMPLETION DATE					
		Manufacturing Equipment	Within 3 years					
		R & D Equipment	N/A					
		Logist Dist Equipment	Within 3 years					
		IT Equipment	N/A					
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current number -0-	Salaries N/A	Number retained -0-	Salaries N/A					
		Number additional 50	Salaries 1,480,000					
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT								
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
	-0-	-0-	-	-	-	-	-0-	-0-
			N/A	N/A			N/A	N/A
	-0-	-0-	-	-	-0-	-0-	-0-	-0-
		N/A	N/A			N/A	N/A	
Current values								
Plus estimated values of proposed project								
Less values of any property being replaced								
Net estimated values upon completion of project								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
Estimated solid waste converted (pounds) N/A		Estimated hazardous waste converted (pounds) N/A						
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of authorized representative Patrick H. Sherman		Title Secretary/Treasurer						
		Date signed (month, day, year) 08/09/2012						

# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.

B. The type of deduction that is allowed in the designated area is limited to:

- |  |  |
|--|--|
| 1. Installation of new manufacturing equipment;            | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment;  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Installation of new information technology equipment;   | <input type="checkbox"/> Yes <input type="checkbox"/> No |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

D. The amount of deduction applicable to new research and development equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

F. The amount of deduction applicable to new information technology equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

G. Other limitations or conditions (specify) \_\_\_\_\_

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

- |                                     |                                      |
|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> 1 year     | <input type="checkbox"/> 6 years     |
| <input type="checkbox"/> 2 years    | <input type="checkbox"/> 7 years     |
| <input type="checkbox"/> 3 years    | <input type="checkbox"/> 8 years     |
| <input type="checkbox"/> 4 years    | <input type="checkbox"/> 9 years     |
| <input type="checkbox"/> 5 years ** | <input type="checkbox"/> 10 years ** |

\*\* For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted.

I. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No  
If yes, attach a copy of the alternative deduction schedule to this form.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)	Telephone number ( )	Date signed (month, day, year)
Attested by:	Designated body	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5

EXHIBIT **E**

AGREEMENT of COOPERATION

We, the undersigned, agree to participate and cooperate with the City of Columbus, Indiana and/or its designated agencies and the Common Council of the City of Columbus for purposes of an annual review, required by Indiana Law as it relates to economic revitalization area or economic development target area designation and tax abatement issues.

WOODLAND ASSOCIATES, LLC  
(Company Name)

DATE: 8.21.12

James W Browning  
Vice, President

\_\_\_\_\_  
, Secretary

STATE OF Indiana  
COUNTY OF Boone

SS.

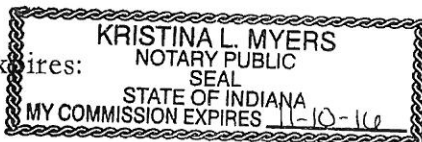
Before me, a Notary Public, in and for said County and State, personally appeared

James W. Browning and \_\_\_\_\_, the  
President and Secretary respectively of Woodland Associates, LLC who  
acknowledged execution of the foregoing Agreement for and on behalf of

and who, having been duly sworn, stated that the  
representations therein contained are true,

Witness my hand and Notarial Seal on this, the 23<sup>rd</sup> day of, August, 2012

My Commission Expires:  
11-10-16



Kristina L. Myers  
Signature: Notary Public

Kristina L. Myers  
(Printed)

County of Residence: Hendricks

300 W

50' EASEMENT  
25' SETBACK

COMPACTOR

14 TRAILER STAGING POSITIONS

MORRIS PARCEL  
**17.1 ACRES**

PROPOSED BUILDING  
468,000 SQ. FT.

30,000 SF ASSEMBLY/PRODUCTION AREA

400 SF RECEIVING OFFICE

400 SF SHIPPING OFFICE

INDUSITES, INC. PARCEL  
**19.8 ACRES**

12' DRIVE-IN DOOR

1,500 SF OFFICE AREA  
1,500 SF BREAK AREA

520'

COMPACTOR

14 TRAILER STAGING POSITIONS

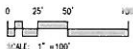
12' DRIVE-IN DOOR

TUTTLE DRIVE

DETENTION  
POND

**TENANT  
PROJECT DATA**

PROPOSED BUILDING: 468,000 SQ. FT.  
DOCK POSITIONS: 20  
FUTURE KNOCK-OUTS: 20  
DRIVE-IN (12'X14'): 2  
FUTURE DRIVE-IN: 0  
TRAILER STAGING: 28  
CAR PARKING: 114



**SITE PLAN**  
SCALE: 1" = 100'



**0.7 ACRES**



**RESOLUTION NO: \_\_\_\_\_, 2012**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO  
SUPPORT DESIGNATION OF AN ARTS AND CULTURAL DISTRICT IN DOWNTOWN  
COLUMBUS TO BE NAMED THE COLUMBUS ARTS DISTRICT**

**WHEREAS, Indiana Code §36-1-3 *et seq.* confers upon units of government in the state of Indiana such powers as necessary or advisable to conduct the affairs of local government;**

**WHEREAS, a Columbus Arts District has been designated to assist the district and community to develop a public-private partnership to support arts and culture in the said district; and**

**WHEREAS, Mayor Kristen Brown has signed a letter of support for a Columbus Arts District; and**

**WHEREAS, the Indiana Arts Commission will be petitioned to designate the Columbus Arts District as a Statewide Cultural District:**

**NOW, THEREFORE, IT IS RESOLVED that the Common Council of the City of Columbus:**

- 1. Designates an area bounded by 11<sup>th</sup> Street to the north, Chestnut Street to the east, Water Street to the south and the East Ford of the White River and Mill Race Park to the west, as the Columbus Arts District.**
- 2. Supports the exploration of, and participation in the arts and culture in the Columbus Arts District through a wide variety of art and cultural experiences unique to Columbus.**
- 3. Endorses the goals of economic vitality and enhancing community life through participation in the development and financial support of the Columbus Arts District.**
- 4. Will encourage the Columbus Redevelopment Commission to develop incentives to stimulate and encourage the vitality of the Columbus Arts District.**
- 5. Will appoint a city official to represent the city of Columbus on the governing board of the Columbus Arts District.**
- 6. Directs Columbus city staff to actively support and cooperate with the governing board to develop, maintain and encourage the economic vitality and sustainability of the Columbus Arts District.**

**ADOPTED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, on this the \_\_\_\_ day of September, 2012, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.**

---

Kristen S. Brown, Mayor  
Presiding Officer of the Common Council

ATTEST:

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Clerk of the Common Council of Columbus, Indiana  
Luann Welmer

Presented by me the Mayor of Columbus, Indiana, this \_\_\_\_\_ day of September, 2012, at \_\_\_\_\_ o'clock \_\_\_\_ m.

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Luann Welmer  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_\_ day of September, 2012, at \_\_\_\_\_ o'clock \_\_\_\_ m.

---

Kristen S. Brown  
Mayor of the City of Columbus, Indiana

**ORDINANCE NO. \_\_\_\_\_, 2012**

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL  
APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2012**

WHEREAS, the Indiana General Assembly, has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

WHEREAS, the State of Indiana is restructuring the PERF schedule to be paid bi-weekly instead of quarterly;

WHEREAS, it is necessary to appropriate additional funds from the following areas:

1000 Parks Department PERF	\$ 37,884.00
1000 Parks Department PERF (Commons N/R)	\$ 10,502.00
1000 Aviation PERF	\$ 4,622.00
1000 General Fund Civilian PERF	\$102,537.00
1000 General Fund Fire/Police PERF	\$463,687.00
1000 Motor Vehicle Highway PERF	\$ 18,473.00

WHEREAS, there are additional funds in the amount of \$637,705.00 available for this purpose and these funds must be appropriated for the purpose before they can be spent;

NOW THEREFORE BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA that the funds in the amount of Six Hundred Thirty-Seven Thousand Seven Hundred and Five Dollars (\$637,705.00) and shall be paid for during the 2012 budget year and the same is hereby appropriated and ordered to be paid from the various funds for the City of Columbus, Indiana and for the purposes herein specified to the laws governing the same:

1000 Parks Department PERF	\$ 37,884.00
1000 Parks Department PERF (Commons N/R)	\$ 10,502.00
1000 Aviation PERF	\$ 4,622.00
1000 General Fund Civilian PERF	\$102,537.00
1000 General Fund Fire/Police PERF	\$463,687.00
1000 Motor Vehicle Highway PERF	\$ 18,473.00

This Ordinance shall be in full force and effect from and after its passage and approval according to the laws of the State of Indiana.

ADOPTED, by the Common Council of the City of Indiana, this  
\_\_\_\_ day of \_\_\_\_\_, 2012 at \_\_\_\_\_ o'clock P.M. by a vote of  
\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

ATTEST:

\_\_\_\_\_  
Luann Welmer  
Clerk Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_\_ day of  
\_\_\_\_\_, 2012 at \_\_\_\_\_ o'clock P.M.

\_\_\_\_\_  
Kristen Brown  
Mayor of the City of Columbus, Indiana

ORDINANCE NO. \_\_\_\_, 2012  
2013 SALARY ORDINANCE

AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2013.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA:

SECTION I - SALARIED

That, and from after the first day of January, 2013, the following salaried employees of the City of Columbus, Indiana shall receive no more than the amount listed below the column named "MAXIMUM." The "Entry" column is entered as a guideline for suggested beginning salary.

	SALARY ENTRY	SALARY MAXIMUM
ANIMAL CARE SERVICES CENTER		
Animal Care Services Manager .....	\$ 31,365	\$ 44,807
Animal Care Services Officer (4) ....	\$ 25,189	\$ 35,984
AVIATION		
Manager .....	\$ 51,769	\$ 73,956
Office Supervisor .....	\$ 24,534	\$ 35,049
Maintenance Manager.....	\$ 37,530	\$ 53,614
BOARD OF WORKS		
Citizens Members(4) .....	\$ 1,772	\$ 2,531
CITY GARAGE DEPARTMENT		
MVH:		
City Garage Operations Manager ...	\$ 43,125	\$ 61,607
MVH Foreman .....	\$ 31,081	\$ 44,402
Sanitation:		
Sanitation Foreman .....	\$ 35,000	\$ 43,319
Office Administrator .....	\$ 25,304	\$ 36,149
Secretary.....	\$ 24,241	\$ 34,630
Traffic:		
Foreman .....	\$ 29,583	\$ 42,262
CITY HALL		
Building Supervisor .....	\$ 34,659	\$ 49,513
CLERK-TREASURER		
Administrative Assistant	\$ 23,185	\$ 33,441
Chief Deputy Clerk Treasurer .....	\$ 37,976	\$ 54,252
Accts Payable/Receivable	\$ 27,604	\$ 39,630
Payroll and Benefits Manager .....	\$ 31,992	\$ 45,703
Deputy Clerk Treasurer.....	\$ 28,830	\$ 41,186
COMMUNITY DEVELOPMENT		
Executive Director .....	\$ 48,299	\$ 68,998
Communications and Program Coor	\$ 32,091	\$ 45,844
Secretary .....	\$ 24,240	\$ 34,629
ENGINEERING		
City Engineer .....	\$ 54,892	\$ 78,417
Assistant Engineer .	\$ 44,644	\$ 63,777

Senior Engineering Technician .....	\$ 36,883	\$ 52,690
Engineering Technicians (3) .....	\$ 27,196	\$ 38,851

#### FIRE DEPARTMENT

Master Mechanic (Civilian).....	\$ 31,270	\$ 44,672
Chief & Director of Emergency Man:	\$ 53,552	\$ 78,417
Deputy Chief (2).....	\$ 38,348	\$ 54,783
Battalion Chiefs (3) .....	\$ 37,128	\$ 53,040
Public Information Officer .....	\$ 35,822	\$ 51,174
Investigator/Inspectors (2) .....	\$ 35,822	\$ 51,174
Captains (6) .....	\$ 35,822	\$ 51,174
Training Officer .....	\$ 35,822	\$ 51,174
Lieutenants (18) .....	\$ 34,675	\$ 49,536
Firefighters (61) .....	\$ 30,330	\$ 43,329
Fire Systems Operator .....	\$ 24,244	\$ 34,634
Records Clerk .....	\$ 24,244	\$ 34,634

#### HUMAN RESOURCES

Director of Human Resources .....	\$ 48,299	\$ 68,998
Benefits Coordinator .....	\$ 26,034	\$ 37,192



## HUMAN RIGHTS

Director .....	\$ 48,299	\$ 68,998
Deputy Director .....	\$ 31,259	\$ 44,655
Secretary .....	\$ 24,240	\$ 34,629
Secretary - Personnel.....	\$ 24,240	\$ 34,629

## INFORMATION SERVICES

Asst Manager of Information Service	\$ 37,577	\$ 53,682
Technician .....	\$ 29,561	\$ 42,230

## LEGAL DEPARTMENT

City Attorney .....	\$ 53,552	\$ 78,417
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## MAYOR'S OFFICE

Executive Secretary .....	\$ 26,398	\$ 37,712
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## METROPOLITAN PLANNING

Manager.....	\$ 42,833	\$ 61,190
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## OPERATIONS AND FINANCE

Director of Operations and Finance	\$ 52,400	\$ 74,857
Financial Analyst / Purchasing Manag	\$ 30,135	\$ 43,050
Admin Asst .....	\$ 23,649	\$ 34,629

## PARK AND RECREATION

Director of Parks & Recreation .....	\$ 57,443	\$ 82,061
Assistant Director of Parks & Rec ...	\$ 43,008	\$ 61,440
Director of Business Services .....	\$ 43,008	\$ 61,440
Administrative Assistant.....	\$ 30,986	\$ 44,265
Director of Park Operations .....	\$ 43,008	\$ 61,440
Park Maintenance Manager.....	\$ 38,105	\$ 54,435
Director of Sports Program and Athl	\$ 41,136	\$ 61,440
Accounts Payable Specialist.....	\$ 24,240	\$ 34,629
Sports Coordinator.....	\$ 26,704	\$ 39,886
Director of Recreation .....	\$ 43,008	\$ 61,440

Secretary - Park Operations .....	\$ 24,240	\$ 34,629
Customer Service Specialist.....	\$ 22,510	\$ 34,629
Payroll/HR Specialist.....	\$ 24,240	\$ 34,629

Project & Resource Development Di	\$ 37,175	\$ 54,435
Recreation/CGC Program Manager.	\$ 35,155	\$ 51,477
Marketing Coordinator .....	\$ 27,920	\$ 39,886
Aquatics Director.....	\$ 36,175	\$ 51,679
Project Planning Director.....	\$ 27,920	\$ 39,886

The Commons Manager.....	\$ 37,175	\$ 54,435
The Commons Administrative Asst .	\$ 22,960	\$ 34,629
Parking Garage Administrator .....	\$ 22,960	\$ 34,629

Receptionist/Lead Secretary CGC/F	\$ 24,240	\$ 34,629
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Hamilton Center Secretary.....	\$ 23,649	\$ 34,629
Hamilton Center Manager.....	\$ 27,171	\$ 39,787

## POLICE PARKING METER OFFICE

Administrative Specialist Supervisor	\$ 24,345	\$ 34,779
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Meter Attendants (1) .....	\$ 21,627	\$ 30,896
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#### PLANNING DEPARTMENT

Director .....	\$ 52,575	\$ 75,107
Assistant Director .....	\$ 43,500	\$ 62,143
Senior Planner(2).....	\$ 33,758	\$ 49,359
Associate Planners (2) .....	\$ 29,294	\$ 41,481
Office Administrator .....	\$ 24,570	\$ 36,697
Enforcement Coordinator.....	\$ 30,605	\$ 44,816

#### POLICE DEPARTMENT

Chief .....	\$ 45,088	\$ 64,411
Deputy Chief (1).....	\$ 39,881	\$ 56,973
Captains (2) .....	\$ 37,970	\$ 54,243
Lieutenants (10) .....	\$ 36,408	\$ 52,012
Sergeants (15) .....	\$ 34,723	\$ 49,604
Patrol Officers (49) .....	\$ 31,337	\$ 44,767
Mechanic .....	\$ 28,287	\$ 40,410
Secretary - Chief .....	\$ 25,452	\$ 36,360
Administrative Specialist .....	\$ 23,409	\$ 33,441
Administrative Specialist .....	\$ 23,409	\$ 33,441

#### REDEVELOPMENT

Director of Redevelopment .....	\$ 48,299	\$ 68,998
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#### TRANSIT

Coordinator .....	\$ 29,583	\$ 42,262
Operations Asst .....	\$ 25,304	\$ 36,149

#### TECHNOLOGY ADVISORY COMMITTEE

Community Information Technology	\$ 48,998	\$ 69,997
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### SECTION II - HOURLY

That, and from after the First day of January, 2013, the following hourly employees of the City of Columbus, Indiana shall receive no more than the rate listed below the column named "MAXIMUM." The "ENTRY" column is entered as a guideline for a suggested beginn

#### ENTRY MAXIMUM

#### ANIMAL CARE SERVICES CENTER

Kennel Assistant .....	\$ 10.05	\$ 14.36
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#### AVIATION

Maintenance Laborer (2) .....	\$ 11.47	\$ 16.38
Part Time Laborers (4) .....	\$ 7.88	\$ 11.26

#### CITY GARAGE DEPARTMENT

MVH:		
Operators (5) .....	\$ 12.77	\$ 18.24
Drivers (11) .....	\$ 12.17	\$ 17.38
Sanitation:		
Operator (4).....	\$ 12.78	\$ 18.25
Drivers (16) .....	\$ 12.16	\$ 17.37
Part Time Driver (5) .....	\$ 9.91	\$ 14.15
Shop and Garage:		
Mechanic .....	\$ 14.81	\$ 21.16

Mechanic's Assistant.....	\$	12.77	\$	18.24
Driver.....	\$	12.16	\$	17.37
Traffic:				
Drivers (4) .....	\$	12.16	\$	17.37

#### CITY HALL

Building and Grounds Maintenance	\$	10.96	\$	15.65
Custodian (2).....	\$	10.33	\$	14.76

#### PARK AND RECREATION - Full Time

Athletic Facilities Assistant Team Le	\$	12.18	\$	18.19
Assistant Head Custodian FFY.....	\$	12.73	\$	18.19
Mechanic (1).....	\$	15.23	\$	21.76
Assistant Mechanic .....	\$	12.73	\$	18.19
Maintenance Supervisor .....	\$	16.64	\$	23.77
General Operator .....	\$	12.73	\$	18.19
Head Custodian .....	\$	13.63	\$	19.47
Assistant Team Leader - Grounds (2)	\$	12.73	\$	18.19
Head Custodian FFY.....	\$	13.64	\$	19.48
Team Leader - Grounds.....	\$	13.64	\$	19.48
Athletic Facilities Supervisor .....	\$	15.21	\$	21.73
Athletic Facilities Laborer (2) .....	\$	10.07	\$	14.76
Team Leader .....	\$	13.63	\$	19.47
Laborer - Maintenance and Grounds	\$	10.07	\$	14.76
Assistant Team Leader .....	\$	12.73	\$	18.19
Donner Custodian .....	\$	10.07	\$	14.76
Custodian - FFY (4).....	\$	10.07	\$	14.76

#### PARK AND RECREATION - Part Time & Seasonal

Park Patrol (6) .....	\$	9.01	\$	15.35
Part Time Maintenance & Grounds I	\$	7.25	\$	10.85
Office Worker (3) .....	\$	7.25	\$	12.49
Landscape Mgmt. Interns (4) .....	\$	7.25	\$	10.85
Police Security (Off Duty) .....	\$	31.51	\$	45.02
Recreation Staff Member (50) .....	\$	7.25	\$	15.30
Donner Night Supervisor (8) .....	\$	7.25	\$	10.47
Donner Pool Guards (35) .....	\$	7.25	\$	13.49
Donner Center Part Time Custodian	\$	7.25	\$	10.85
Donner Pool Staff Member (50).....	\$	7.25	\$	21.54
Custodian - FFY.....	\$	7.25	\$	10.85
Marketing Coordinator.....	\$	12.45	\$	19.17
Secretary Park OPS.....	\$	10.56	\$	16.64

#### PARK AND RECREATION - NON REVERTING

The Commons Maintenance Team I	\$ 13.30	\$ 19.48
The Commons Maintenance Asst. T	\$ 12.42	\$ 18.19
The Commons Maintenance Labor (	\$ 10.07	\$ 14.76
Hamilton Center Operations Manag	\$ 12.42	\$ 18.19
Hamilton Center Staff Member (PT)	\$ 7.25	\$ 22.18
Customer Service Specialist.....	\$ 7.25	\$ 9.69
Athletic Facilities Laborer (FT) (2) ...	\$ 10.07	\$ 14.76
Parking Garage Maintenance Labor	\$ 10.07	\$ 14.76
Recreation Leaders (25) .....	\$ 7.25	\$ 15.29
Gymnastics Staff Members (20) .....	\$ 7.25	\$ 18.85
Sports Staff Members (50) .....	\$ 7.25	\$ 20.86
Concession/Batting Cage Attendent	\$ 7.25	\$ 13.10

#### PLANNING DEPARTMENT

Office Assistant .....	\$ 9.39	\$13.42
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#### POLICE DEPARTMENT

Part-time Secretary.....	\$ -	\$ -
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#### TRANSIT

Bus Driver (15) .....	\$ 12.16	\$ 17.37
Mechanic .....	\$ 14.81	\$ 21.16
On-Call Driver (9) .....	\$ 12.16	\$ 17.37
Part-time Administrative (3) .....	\$ 8.74	\$ 12.49

### SECTION III - OTHER PAYMENTS

The Following Maximum Expenditures shall be allowed in compliance with provisions of the City Personnel Policy as currently in force.

#### ANIMAL CARE SERVICES CENTER

Overtime .....	\$ 9,336
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#### AVIATION

Overtime .....	\$ 3,975
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#### CITY GARAGE DEPARTMENT

MVH:	
Overtime .....	\$ 82,434
Sanitation:	
Overtime .....	\$ 73,180
Faithful Service .....	\$ 2,700
Shop and Garage:	
Overtime .....	\$ 12,979
Traffic:	
Overtime .....	\$ 20,892
Faithful Service .....	\$ 1,200

#### CITY HALL

Overtime .....	\$ 4,132
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#### ENGINEERING

Faithful Service Pay .....	\$ 1,200
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#### FIRE DEPARTMENT

Scheduled Overtime .....	\$ 159,693
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Unscheduled Overtime .....	\$ 144,822
Longevity (Per Policy) .....	\$ 415,204
Additional Service (Per Policy) .....	\$ 8,400
Holidays (Per Policy) .....	\$ 226,228
Uniforms (\$900 Per Person) .....	\$ 85,500
College Credit (Per Policy) .....	\$ 57,900
Hazmat Certification Pay .....	\$ 28,500
EMS Certification Pay .....	\$ 70,000
Military Service Pay .....	\$ 12,000

#### HUMAN RIGHTS

Overtime .....	\$ 480
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#### PARK AND RECREATION

Overtime .....	\$ 63,358
Faithful Service Pay.....	\$ 4,600

POLICE DEPARTMENT

Faithful Service .....	\$ 2,400
School Guard Maximum (Per Day) .	\$ 31.52
Overtime .....	\$ 163,737
Longevity (Per Policy) .....	\$ 240,549
Detective Incentive Pay (Per policy)	\$ 20,400
Uniforms (\$900 Per Officer) .....	\$ 67,475
College Credit & Military Pay (Per P	\$ 177,900
Shift Differential (5% & 10%) .....	\$ 138,800
Total Per Diem for School Guards...	\$ 112,494
Uniforms (\$500 Per Parking Attende	\$ 500
Specialty Pay (\$1,000 per year):	
K-9 .....	\$ 2,000
SWAT .....	\$ 13,000
Water Rescue .....	\$ 10,000
Bomb Technician .....	\$ 3,000
Specialty Pay (\$500 per year):	
FTO .....	\$ 6,000
Accident Reconstructionist .....	\$ 1,000
Polygraph Examiner .....	\$ 1,000
Negotiator .....	\$ 4,000
CSI .....	\$ 1,000
ILEA Instructor .....	\$ 11,500
Breath Test Operator .....	\$ 7,500
Bike Patrol .....	\$ 5,000
Drug Recognition Expert .....	\$ 1,000
Certified Fraud Examiner .....	\$ 500
D.A.R.E. Instructor	\$ 3,500
Honor Guard	\$ 4,000

TRANSIT DEPARTMENT

Overtime .....	\$ 25,000
Faithful Service.....	\$ 2,700

MISCELLANEOUS

Position Merit Incentives .....	\$ 35,000
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PASSED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA on this the \_\_\_\_ day  
of \_\_\_\_\_, 2012, by vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer of the Common Council  
of Columbus, Indiana

ATTEST:

\_\_\_\_\_  
Clerk of the Common Council of Columbus, Indiana

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2012,  
at \_\_\_\_ o'clock, \_\_.M.

\_\_\_\_\_  
Clerk-Treasurer of the City of



Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

\_\_\_\_\_  
Mayor of the City of Columbus, Indiana

Proposed changes from current salary ordinance to 2013:

**SALARY:**

Reflects 2.5% COLA (this brings the minimum up as well - min is 30% of max)

Removes Department of Administration

Changes references from Animal Shelter and Control to Animal Care Services

Increases BOW members to 4

Adds City Garage Department and consolidates MVH, Sanitation, Shop and Garage, and Traffic under it

Moves MVH Foreman and Sanitation Foreman from hourly to salary

Increases Clerk Treasurer's Payroll and Benefits Manager additional \$2,500

Renames Clerk Treasurer's Accounting Specialist to Deputy Clerk Treasurer

Changes Community Development Program Manager to Communications and Program Coordinator

Removes Director of Operations and Finance from Information Services Department and places within its own d

Reclassifies Fire Department Assistant Mechanic to a Master Mechanic civilian position (this reduces garage to

Removes Fire Department Master Mechanic and includes that into FF number increasing from 60 to 61

Consolidated Fire Department Sergeants into Lieutenants

Adds Human Resources Department to include Director and Benefits Coordinator

Increases Human Resources Benefits Coordinator \$2,500

Adds Operations and Finance Department

Adds a combined position of Financial Analyst/Purchasing Manager

Adds an Operations and Finance Administrative Asst (this would be shared with Legal Dept)

Parks and Recreation adds Parking Garage Admin

Remove Hamilton Center Ops Manager from salary and place in hourly

Planning renames Assistant Planner with Office Administrator

Police Parking Meter renames Secretary to Administrative Specialist Supervisor

Police Department renames Secretary and Records Clerk to Administrative Specialist

Police Department pay increases for Dep Chief, Captains, Lts, and Sgts based upon pay matrix at budget hearin

Police Department increases the Chief's Secretary's pay \$1,689

Police Department increases number of Patrol Officers to 49 from 47

Removes Risk Management Department

**HOURLY:**

Renames Animal Care Laborer to Kennel Assistant

Moves Human Resources Assistant to Planning

Reduces Parks Mechanics from 2 to 1

Increases max on Parks Maint Supervisor \$2.00

Increases number of Maint and Grounds Laborers from 5 to 6

Increases number of Parks Athletic Facilities Laborers from 1 to 2

Add 2 Parking Garage Maintenance Laborers

Increases number of Transit Bus Drivers from 13 to 15

Increases number of Transit On-Call Drivers from 7 to 9

Adds Part-time administrative position (time currently being covered by drivers)

**OTHER PAYMENTS:**

Adjusted OT figures based upon proposed budgets

Included Faithful Service Pay to appropriate departments instead of BOW

Added additional Police Specialty Pay line items at \$500 and \$1,000 per year

Added Key Position Merit Incentive Pay in lieu of Key Position Salary Increases

ORDINANCE NO. \_\_\_\_\_, 2012

AN ORDINANCE SETTING THE SALARIES  
OF ELECTED OFFICIALS FOR THE YEAR 2013

WHEREAS, the Common Council of the City of Columbus, Indiana, desires to set forth the salaries of certain elected officials for the year 2013.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, THAT:

**SECTION I**

The salary of the Mayor of the City of Columbus shall be set at eighty-four thousand seven hundred and six dollars (\$84,706.00) for the year 2013.

**SECTION II**

The salary of the Clerk Treasurer of the City of Columbus shall be set at sixty-seven thousand eight hundred and fourteen dollars (\$67,814.00) for the year 2013.

**SECTION III**

The salary of each of the seven (7) Council Members of the Columbus Common Council shall be set at seven thousand and eighty-four dollars (\$7,084.00) for the year 2013.

**SECTION IV**

This Ordinance shall be in full force and effect from and after its passage. Taxpayers appearing at such meetings shall have a right to be heard thereon.

## SECTION V

In addition to the above salaries, the Mayor and the Clerk Treasurer, as full-time city employees, shall also be entitled to the same fringe benefits as other full-time city employees as set forth within the City of Columbus Personnel Policy Manual.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS,  
INDIANA on this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by a vote of \_\_\_\_\_ ayes  
and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer of the Common Council

ATTESTED:

\_\_\_\_\_  
Luann Welmer  
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, the \_\_\_\_\_ day of  
\_\_\_\_\_, 2012, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

\_\_\_\_\_  
Kristen S. Brown  
Mayor, City of Columbus

\_\_\_\_\_  
Luann Welmer  
Clerk Treasurer, City of Columbus